

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

51 Dinwoodie Drive, Newborough Vic 3825

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$425,000

Median sale price

Median price \$430,000

Property Type House

Suburb Newborough

Period - From 07/01/2022

to 06/01/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	28 Randall Cr MOE 3825	\$415,000	08/12/2022
2	71 Boolarra Av NEWBOROUGH 3825	\$405,000	15/12/2022
3	7 Merton Ct NEWBOROUGH 3825	\$375,000	23/11/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

07/01/2023 10:21



3 bedrooms - 1 bathroom - 1 car

Property Type: House (Res)

Land Size: 716 sqm approx

Agent Comments

Indicative Selling Price

\$425,000

Median House Price

07/01/2022 - 06/01/2023: \$430,000

Comparable Properties



28 Randall Cr MOE 3825 (REI)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$415,000

Method: Private Sale

Date: 08/12/2022

Property Type: House (Res)



71 Boolarra Av NEWBOROUGH 3825 (REI)

Agent Comments

3 bedrooms - 2 bathrooms - 1 car

Price: \$405,000

Method: Private Sale

Date: 15/12/2022

Property Type: House

Land Size: 705 sqm approx



7 Merton Ct NEWBOROUGH 3825 (REI/VG)

Agent Comments

3 bedrooms - 2 bathrooms - 2 cars

Price: \$375,000

Method: Private Sale

Date: 23/11/2022

Property Type: House

Land Size: 682 sqm approx