

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 and
postcode

9 APPLEBOX PLACE NEWBOROUGH VIC 3825

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$714,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$383,025

Property type

House

Suburb

Newborough

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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

8 LINK STREET NEWBOROUGH VIC 3825	\$720,000	04-Mar-22
4 APPLEBOX PLACE NEWBOROUGH VIC 3825	\$760,000	20-Nov-21
22 MONTANE BOULEVARD NEWBOROUGH VIC 3825	\$720,000	04-May-22

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.~~

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8 LINK STREET NEWBOROUGH VIC 3825 Sold Price **\$720,000** Sold Date **04-Mar-22**

 4  2  3

Distance **0.09km**



4 APPLEBOX PLACE NEWBOROUGH VIC 3825

Sold Price **\$760,000** Sold Date **20-Nov-21**

 5  2  2

Distance **0.09km**



22 MONTANE BOULEVARD NEWBOROUGH VIC 3825

Sold Price **\$720,000** Sold Date **04-May-22**

 1  2  4

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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