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

38 SHANAHAN PARADE 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	\$445,000	or range between	&	
Median sale price				
(*Delete house or unit as app	olicable)			

Median Price	\$417,500	Property type		House		Suburb	Newborough
Period-from	01 Dec 2022	to	30 Nov 2	2023	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 MURRAY ROAD NEWBOROUGH VIC 3825	\$429,000	14-Aug-23
5 PARKIN STREET MOE VIC 3825	\$450,000	30-Mar-23
100 TORRES STREET NEWBOROUGH VIC 3825	\$475,000	05-Sep-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.

This Statement of Information was prepared on: 01 December 2023



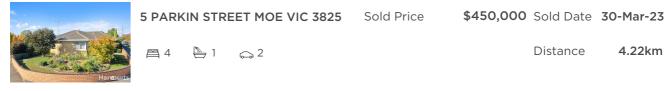
consumer.vic.gov.au



E aaron@strzeleckirealty.com.au



\$429,000 Sold Date 14-Aug-23 8 MURRAY ROAD NEWBOROUGH Sold Price **VIC 3825** 0.18km Distance 1 🚔 酉 4 **a** 2





100 TORRES STREET NEWBOROUGH VIC 3825 昌 3 ₿1 ్ల 2

Sold Price \$475,000 Sold Date 05-Sep-22

> Distance 0.72km

4.22km

RS = Recent sale UN = Undisclosed Sale

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