

## 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

8 COLONY CLUB DRIVE NEWLANDS ARM VIC 3875

### Indicative selling price

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

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$604,500

Property type

House

Suburb

Newlands Arm

Period-from

01 Feb 2022

to

31 Jan 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

3 VILLAGE FAIR DRIVE NEWLANDS ARM VIC 3875	\$720,000	01-Oct-22
10 LAKE VALLEY WAY NEWLANDS ARM VIC 3875	\$630,000	19-Nov-21
18 LAKE SHORE DRIVE NEWLANDS ARM VIC 3875	\$749,000	16-Sep-21

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: 03 February 2023



**3 VILLAGE FAIR DRIVE  
NEWLANDS ARM VIC 3875**

 3  2  6

Sold Price

**\$720,000**

Sold Date

**01-Oct-22**

Distance

**0.05km**



**10 LAKE VALLEY WAY NEWLANDS  
ARM VIC 3875**

 3  2  3

Sold Price

**\$630,000**

Sold Date

**19-Nov-21**

Distance

**0.61km**



**18 LAKE SHORE DRIVE NEWLANDS  
ARM VIC 3875**

 4  2  4

Sold Price

**\$749,000**

Sold Date

**16-Sep-21**

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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