

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

11 BELVEDERE COURT 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$386,500

Property type

House

Suburb

Newborough

Period-from

01 Jul 2021

to

30 Jun 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

80 TORRES STREET NEWBOROUGH VIC 3825	\$525,000	27-Jan-22
21 TOVELL STREET NEWBOROUGH VIC 3825	\$515,000	01-Feb-22
4 HARVEY STREET NEWBOROUGH VIC 3825	\$489,000	03-Mar-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: 21 July 2022

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80 TORRES STREET NEWBOROUGH VIC 3825

Sold Price **\$525,000** Sold Date **27-Jan-22**

 3  2  2

Distance -

Notes from your agent

Neat 80's condition, carport with drive thru access to shed, backs onto farmland with deck



21 TOVELL STREET NEWBOROUGH VIC 3825

Sold Price **\$515,000** Sold Date **01-Feb-22**

 4  2  2

Distance -

Notes from your agent

Quality renovation inside, timber floorboards, pergola



4 HARVEY STREET NEWBOROUGH VIC 3825

Sold Price **\$489,000** Sold Date **03-Mar-22**

 4  2  2

Distance -

Notes from your agent

Neat 00's condition

RS = Recent sale UN = Undisclosed Sale

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