

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

31 Guy Street, Newborough Vic 3825

Indicative selling price

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

Single price

\$269,000

Median sale price

Median price

\$278,000

Property Type

House

Suburb

Newborough

Period - From

01/10/2018

to

30/09/2019

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	6 Trent St NEWBOROUGH 3825	\$280,000	08/08/2019
2	22 Murray Rd NEWBOROUGH 3825	\$276,000	23/07/2019
3	63 Northern Av NEWBOROUGH 3825	\$265,000	16/09/2019

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:

21/11/2019 16:25



Property Type: House (Res)

Land Size: 764 sqm approx

Agent Comments

Indicative Selling Price

\$269,000

Median House Price

Year ending September 2019: \$278,000

Comparable Properties



6 Trent St NEWBOROUGH 3825 (REI/VG)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 08/08/2019

Rooms: 5

Property Type: House

Land Size: 681 sqm approx



22 Murray Rd NEWBOROUGH 3825 (VG)

Agent Comments



Price: \$276,000

Method: Sale

Date: 23/07/2019

Property Type: House (Res)

Land Size: 734 sqm approx



63 Northern Av NEWBOROUGH 3825 (VG)

Agent Comments



Price: \$265,000

Method: Sale

Date: 16/09/2019

Property Type: House (Res)

Land Size: 944 sqm approx