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

43 Southwell Avenue 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	\$379,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$320,000	Prope	erty type		House	Suburb	Newborough
Period-from	01 Aug 2020	to	31 Jul 2	:021	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
5 Tresswell Avenue Newborough VIC 3825	\$325,000	15-Apr-21
34 Retford Street Newborough VIC 3825	\$345,000	16-Apr-21
16 Central Avenue Newborough VIC 3825	\$350,000	08-Jun-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: 20 August 2021





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5 Tresswell Avenue Newborough VIC 3825

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Sold Price

\$325,000 Sold Date

Distance

0.48km

15-Apr-21



34 Retford Street Newborough VIC Sold Price 3825

\$345,000 Sold Date

16-Apr-21

Distance 0.69km



16 Central Avenue Newborough VIC Sold Price

\$350,000 Sold Date 08-Jun-21

0.73km Distance



3825



19 Balfour Street Newborough VIC Sold Price 3825

\$352,000 Sold Date

19-Apr-21

Distance 0.77km



16 Phelps Court Newborough VIC 3825

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Sold Price

\$350,000 Sold Date 05-Mar-21

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Distance

0.89km



2 Rutland Street Newborough VIC Sold Price 3825

\$395,000 Sold Date 26-Nov-20

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Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.



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6 Eastleigh Court Newborough VIC Sold Price 3825

aa2

\$ 2

\$390,000 Sold Date

0.95km Distance

02-Jul-21



7 Law Street Newborough VIC 3825 Sold Price

\$380,000 Sold Date 06-Mar-21

Distance 0.96km



2 Fern Close Newborough VIC 3825 Sold Price

\$349,000 Sold Date 03-Mar-21

Distance 1.11km



51 Darlimurla Avenue Newborough Sold Price VIC 3825

^{RS}\$410,000 ^{UN}

Sold Date 27-Jul-21

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14 Harvey Street Newborough VIC Sold Price 3825

\$350,000 Sold Date 03-Feb-21

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Distance 1.36km



18 Bayley Street Moe VIC 3825

Sold Price

**\$349,000 UN Sold Date

05-Jul-21

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Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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28 High Street Moe VIC 3825

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Sold Price

\$320,000 Sold Date 24-Feb-21

Distance

1.66km



103 Haunted Hills Road Newborough VIC 3825

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Sold Price

\$395,000 Sold Date 16-Feb-21

Distance 1.68km



37 Fowler Street Moe VIC 3825

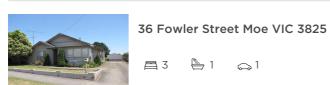
Sold Price

\$320,000 Sold Date

Distance

15-Jun-21

2.16km



Sold Price

\$400,000 Sold Date **25-Nov-20**

Distance 2.28km



6 Old Sale Road Moe VIC 3825

\$1

Sold Price

\$355,000 Sold Date

27-Jan-21

Distance 2.53km



79 Moore Street Moe VIC 3825

Sold Price

\$370,000 Sold Date

01-Apr-21

Distance

2.55km

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69 Langford Street Moe VIC 3825 Sold Price \$325,000 Sold Date 08-Feb-21

2.59km Distance

1 Leslie Court Moe VIC 3825

\$ 4

= 3

Sold Price

\$369,000 Sold Date 11-May-21

Distance

2.91km

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