

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

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

House

Suburb

Newborough

Period-from

01 Aug 2020

to

31 Jul 2021

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



Strzelecki Realty

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5 Tresswell Avenue Newborough VIC 3825

3 1 1

Sold Price

\$325,000

Sold Date

15-Apr-21

Distance

0.48km



34 Retford Street Newborough VIC 3825

3 1 1

Sold Price

\$345,000

Sold Date

16-Apr-21

Distance

0.69km



16 Central Avenue Newborough VIC 3825

3 1 2

Sold Price

\$350,000

Sold Date

08-Jun-21

Distance

0.73km



19 Balfour Street Newborough VIC 3825

3 1 2

Sold Price

\$352,000

Sold Date

19-Apr-21

Distance

0.77km



16 Phelps Court Newborough VIC 3825

3 1 2

Sold Price

\$350,000

Sold Date

05-Mar-21

Distance

0.89km



2 Rutland Street Newborough VIC 3825

3 1 4

Sold Price

\$395,000

Sold Date

26-Nov-20

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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6 Eastleigh Court Newborough VIC 3825

Sold Price

^{RS} **\$390,000**

Sold Date

02-Jul-21

3

1

2

Distance

0.95km



7 Law Street Newborough VIC 3825

Sold Price

\$380,000

Sold Date

06-Mar-21

3

1

2

Distance

0.96km



2 Fern Close Newborough VIC 3825

Sold Price

\$349,000

Sold Date

03-Mar-21

3

1

3

Distance

1.11km



51 Darlimurla Avenue Newborough VIC 3825

Sold Price

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

Sold Date

27-Jul-21

3

1

2

Distance

1.33km



14 Harvey Street Newborough VIC 3825

Sold Price

\$350,000

Sold Date

03-Feb-21

3

1

2

Distance

1.36km



18 Bayley Street Moe VIC 3825

Sold Price

^{RS} **\$349,000** ^{UN}

Sold Date

05-Jul-21

3

1

2

Distance

1.55km

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UN = Undisclosed Sale

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28 High Street Moe VIC 3825

Sold Price

\$320,000

Sold Date

24-Feb-21

3 1 3

Distance

1.66km



**103 Haunted Hills Road
Newborough VIC 3825**

Sold Price

\$395,000

Sold Date

16-Feb-21

3 1 3

Distance

1.68km



37 Fowler Street Moe VIC 3825

Sold Price

\$320,000

Sold Date

15-Jun-21

3 1 2

Distance

2.16km



36 Fowler Street Moe VIC 3825

Sold Price

\$400,000

Sold Date

25-Nov-20

3 1 1

Distance

2.28km



6 Old Sale Road Moe VIC 3825

Sold Price

\$355,000

Sold Date

27-Jan-21

3 1 1

Distance

2.53km



79 Moore Street Moe VIC 3825

Sold Price

\$370,000

Sold Date

01-Apr-21

3 1 2

Distance

2.55km

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69 Langford Street Moe VIC 3825

Sold Price

\$325,000

Sold Date

08-Feb-21

3 1 1

Distance

2.59km



1 Leslie Court Moe VIC 3825

Sold Price

\$369,000

Sold Date

11-May-21

3 1 4

Distance

2.91km

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UN = Undisclosed Sale

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