

# 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 54 Newtons Road, Arawata, VIC 3951

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$990,000 & \$1,080,000

### Median sale price

Median price \$1,275,000 Property Type House Suburb Arawata (3951)

Period - From 01/01/2022 to 31/12/2022 Source pricefinder

### Comparable property sales

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
23 GRANDVIEW RISE, KORUMBURRA VIC 3950	\$1,175,000	25/08/2022
10 BILLING DRIVE, KORUMBURRA VIC 3950	\$1,130,000	15/09/2022
31 INCHES ROAD, KORUMBURRA VIC 3950	\$965,000	12/08/2022

This Statement of Information was prepared on: 31/01/2023