

# 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

19 Shanahan Parade, Newborough Vic 3825

### Indicative selling price

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

Single price

\$470,000

### Median sale price

Median price

\$437,500

Property Type

House

Suburb

Newborough

Period - From

01/04/2021

to

31/03/2022

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	7 Colli Dr NEWBOROUGH 3825	\$465,000	08/03/2022
2	52 Shanahan Pde NEWBOROUGH 3825	\$457,000	03/05/2022
3	20 Cross St NEWBOROUGH 3825	\$455,000	21/12/2021

**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:

05/05/2022 15:31



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 993 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$470,000  
**Median House Price**  
Year ending March 2022: \$437,500

## Comparable Properties



**7 Colli Dr NEWBOROUGH 3825 (REI/VG)**

Agent Comments



**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 08/03/2022  
**Property Type:** House  
**Land Size:** 641 sqm approx



**52 Shanahan Pde NEWBOROUGH 3825 (REI)**

Agent Comments



**Price:** \$457,000  
**Method:** Private Sale  
**Date:** 03/05/2022  
**Property Type:** House  
**Land Size:** 1040 sqm approx



**20 Cross St NEWBOROUGH 3825 (VG)**

Agent Comments



**Price:** \$455,000  
**Method:** Sale  
**Date:** 21/12/2021  
**Property Type:** House (Res)  
**Land Size:** 923 sqm approx