

## 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 SHANAHAN PARADE NEWBOROUGH VIC 3825

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$432,500

Property type

House

Suburb

Newborough

Period-from

01 Nov 2023

to

31 Oct 2024

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

52 SHANAHAN PARADE NEWBOROUGH VIC 3825	\$485,000	30-Jul-24
30 HEATHER GROVE NEWBOROUGH VIC 3825	\$440,000	14-Jun-24
65 TORRES STREET NEWBOROUGH VIC 3825	\$460,000	23-Aug-24

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: 01 November 2024



**52 SHANAHAN PARADE  
NEWBOROUGH VIC 3825**

3 1 2

Sold Price **\$485,000** Sold Date **30-Jul-24**

Distance **0.12km**



**30 HEATHER GROVE  
NEWBOROUGH VIC 3825**

3 1 2

Sold Price **\$440,000** Sold Date **14-Jun-24**

Distance **0.67km**



**65 TORRES STREET  
NEWBOROUGH VIC 3825**

3 1 2

Sold Price <sup>RS</sup> **\$460,000** Sold Date **23-Aug-24**

Distance **0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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