

## 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

8/35-37 MONASH ROAD NEWBOROUGH VIC 3825

### Indicative selling price

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

Single Price

\$445,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$270,000

Property type

Unit

Suburb

Newborough

Period-from

01 May 2021

to

30 Apr 2022

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

1/154 NARRACAN DRIVE NEWBOROUGH VIC 3825	\$445,000	15-Mar-22
3/8-10 LANGFORD STREET MOE VIC 3825	\$411,000	06-Feb-22
2/154 NARRACAN DRIVE NEWBOROUGH VIC 3825	\$390,000	26-Jul-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 May 2022



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**1/154 NARRACAN DRIVE  
NEWBOROUGH VIC 3825**

3 2 2

Sold Price

<sup>RS</sup>

**\$445,000**

Sold Date

**15-Mar-22**

Distance

**0.6km**



**3/8-10 LANGFORD STREET MOE  
VIC 3825**

2 2 1

Sold Price

**\$411,000**

Sold Date

**06-Feb-22**

Distance

**2.29km**



**2/154 NARRACAN DRIVE  
NEWBOROUGH VIC 3825**

3 2 2

Sold Price

**\$390,000**

Sold Date

**26-Jul-21**

Distance

**0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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