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

70 Torres Street 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	\$330,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$161,500	Prop	erty type		Land	Suburb	Newborough
Period-from	01 Dec 2019	to	30 Nov 2	2020	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
58 Cross Street Newborough VIC 3825	\$329,000	26-Feb-20
10-12 Shanahan Parade Newborough VIC 3825	\$325,000	14-Oct-20
25-27 Smallburn Avenue Newborough VIC 3825	\$350,000	23-Jul-20

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.

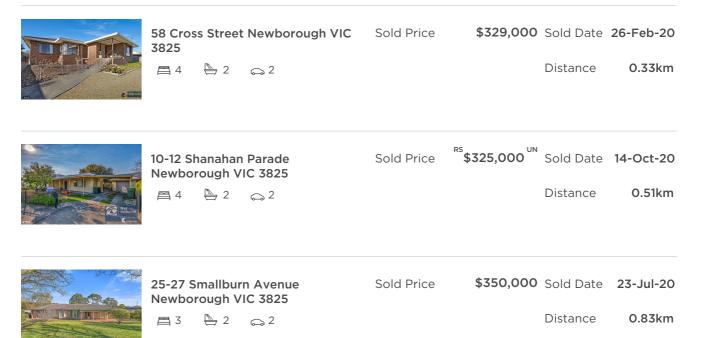
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RS = Recent sale UN = Undisclosed Sale

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