



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Western Avenue, NEWBOROUGH 3825

### Indicative selling price

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

**Range \$234,000 - \$257,000**

### Median sale price

Median **House** for **NEWBOROUGH** for period **Oct 2017 - Sep 2018**

Sourced from **pricefinder**.

**\$232,000**

### Comparable property sales

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 the most comparable to the property for sale.

**60 Monash Road,**  
NEWBOROUGH 3825

**Price \$245,000** Sold 16  
August 2018

**64 Cross Street,**  
NEWBOROUGH 3825

**Price \$240,000** Sold 11  
August 2018

**29 Monash Road,**  
NEWBOROUGH 3825

**Price \$255,000** Sold 28  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

#### John Kerr & Associates Real Estate Pty Ltd

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#### Contact agents



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