

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

18 EASTERN AVENUE 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

or range
between

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Newborough

Period-from

01 Feb 2023

to

31 Jan 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

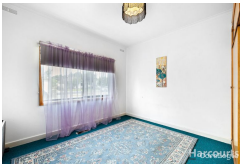
Date of sale

86 HENNESSEY STREET MOE VIC 3825	\$375,000	04-Apr-23
71 NORTH ROAD YALLOURN NORTH VIC 3825	\$380,000	22-Jan-24
29 ABBOTT STREET MOE VIC 3825	\$390,000	23-Nov-23

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: 16 February 2024



86 HENNESSEY STREET MOE VIC 3825

Sold Price

\$375,000

Sold Date **04-Apr-23**

4 1 2

Distance **3.54km**



71 NORTH ROAD YALLOURN NORTH VIC 3825

Sold Price

^{RS}

\$380,000

Sold Date **22-Jan-24**

3 1 3

Distance **5.79km**



29 ABBOTT STREET MOE VIC 3825

Sold Price

\$390,000

Sold Date **23-Nov-23**

3 1 1

Distance **5.58km**

RS = Recent sale

UN = Undisclosed Sale

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