

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 or
locality and postcode

2/1 Eastleigh Court, Newborough Vic 3825

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$135,000

Median sale price

Median price

\$224,000

Property Type

Unit

Suburb

Newborough

Period - From

21/09/2020

to

20/09/2021

Source

REIV

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	4/62 Shanahan Pde NEWBOROUGH 3825	\$128,000	27/01/2021
2	25/15 Burrage St MOE 3825	\$120,000	29/01/2021
3	2/1 Eastleigh Ct NEWBOROUGH 3825	\$75,000	07/01/2013

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:

21/09/2021 13:50



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$135,000

Median Unit Price
21/09/2020 - 20/09/2021: \$224,000

Comparable Properties



4/62 Shanahan Pde NEWBOROUGH 3825 (REI/VG)

Agent Comments



Price: \$128,000
Method: Private Sale
Date: 27/01/2021
Property Type: Unit



25/15 Burrage St MOE 3825 (REI/VG)

Agent Comments



Price: \$120,000
Method: Private Sale
Date: 29/01/2021
Property Type: Unit
Land Size: 104 sqm approx



2/1 Eastleigh Ct NEWBOROUGH 3825 (VG)

Agent Comments



Price: \$75,000
Method: Sale
Date: 07/01/2013
Property Type: Strata Unit/Flat