





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 8 GUY STREET, NEWBOROUGH, VIC 3825 🕮 3 🕒 2 🚓 2

Indicative Selling Price

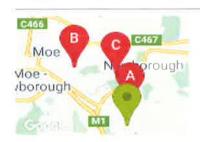
For the meaning of this price see consumer vic au/underquoting

Price Range:

null

Provided by: Janice Malady, John Kerr and Associates Pty Ltd

## MEDIAN SALE PRICE



## **NEWBOROUGH, VIC, 3825**

Suburb Median Sale Price (House)

\$315,000

01 April 2020 to 31 March 2021

Provided by pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or



## 7 LAW ST, NEWBOROUGH, VIC 3825







Sale Price

\$380,000

Sale Date: 06/03/2021

Distance from Property, 615m





## 49 DINWOODIE DR, NEWBOROUGH, VIC 3825 🕮 3 🕒 2







Sale Price

\$390,000

Sale Date: 08/02/2021

Distance from Property: 2.3km





# 17 TRESSWELL AVE, NEWBOROUGH, VIC 3825 🕮 3



\*\$393,000

Sale Date: 28/04/2021

Distance from Property: 1.6km



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

displayed at any open for inspection for the property for sale. It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address Including suburb and postcode	8 GUY STREET, NEWBOROUGH, VIC 3825
ndicative selling	price

For the meaning of this	s price see consumer.vic.gov.au/underquoting
Price Range:	

## Median sale price

Median price	\$315,000	Property type	House	Suburb	NEWBOROUGH
Period	01 April 2020 to 31 March 2021		Source	p	ricefinder

#### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 LAW ST, NEWBOROUGH, VIC 3825	\$380,000	06/03/2021
49 DINWOODIE DR, NEWBOROUGH, VIC 3825	\$390,000	08/02/2021
17 TRESSWELL AVE, NEWBOROUGH, VIC 3825	*\$393,000	28/04/2021

25/05/2021



