

# STATEMENT OF INFORMATION

54 NEWARK AVENUE, NEWBOROUGH, VIC 3825

PREPARED BY EMMA DAWSON, PHONE: 0428 392 029



**JOHN KERR**

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

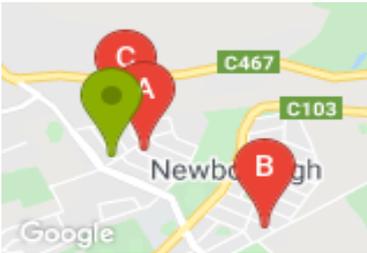
54 NEWARK AVENUE, NEWBOROUGH, VIC  3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$370,000 to \$380,000**

Provided by: Emma Dawson, John Kerr and Associates Real Estate (Moe) Pty Ltd

## MEDIAN SALE PRICE



## NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

**\$350,250**

01 January 2021 to 31 December 2021

Provided by: 

## 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 agent's representative considers to be most comparable to the property for sale.

30 THORESBY ST, NEWBOROUGH, VIC 3825  3  1  4

Sale Price

**\$370,000**

Sale Date: 15/11/2021

Distance from Property: 217m

5 THORPDALE ST, NEWBOROUGH, VIC 3825  3  1  4

Sale Price

**\$380,000**

Sale Date: 09/10/2021

Distance from Property: 1.1km

32 NORTHERN AVE, NEWBOROUGH, VIC 3825  3  1  1

Sale Price

**\$372,000**

Sale Date: 17/09/2021

Distance from Property: 293m



This report has been compiled on 17/01/2022 by John Kerr and Associates Real Estate (Moe) Pty Ltd. Property Data Solutions Pty Ltd 2022 -

[www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**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

### Property offered for sale

Address  
Including suburb and  
postcode

54 NEWARK AVENUE, NEWBOROUGH, VIC 3825

### Indicative selling price

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

Price Range: \$370,000 to \$380,000

### Median sale price

Median price

\$350,250

Property type

House

Suburb

NEWBOROUGH

Period

01 January 2021 to 31 December 2021

Source



### 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

30 THORESBY ST, NEWBOROUGH, VIC 3825	\$370,000	15/11/2021
5 THORPDALE ST, NEWBOROUGH, VIC 3825	\$380,000	09/10/2021
32 NORTHERN AVE, NEWBOROUGH, VIC 3825	\$372,000	17/09/2021

This Statement of Information was prepared on:

17/01/2022