

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 12A Fry's Track, NEWBOROUGH 3825

### Indicative selling price

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

**Single price \$465,000**

### Median sale price

Median **House** for **NEWBOROUGH** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

**\$227,500**

### 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.

**375 McDonalds Track,**  
Hernes Oak 3825

Price **\$421,000** Sold 04 July  
2016

**85 McGraths Track,**  
Hernes Oak 3825

Price **\$449,000** Sold

**55 Two Mile Rd,**  
Newborough 3825

Price **\$470,000** Sold 07  
November 2016

### 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.

House

4 beds

2 baths

8 parking

### Contact agents



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