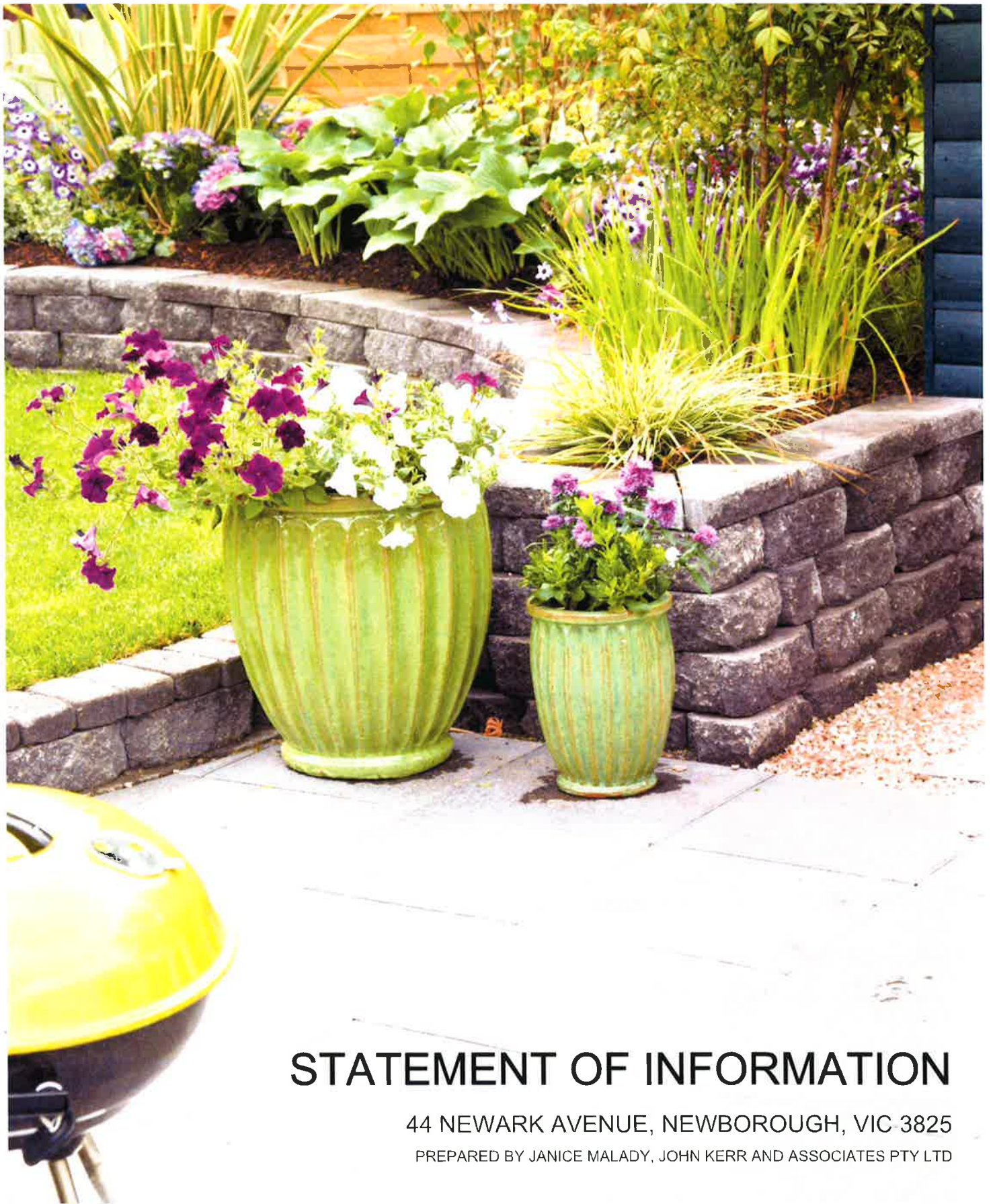




STATEMENT OF INFORMATION

44 NEWARK AVENUE, NEWBOROUGH, VIC 3825

PREPARED BY JANICE MALADY, JOHN KERR AND ASSOCIATES PTY LTD

JOHN KERR

JK
RE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**44 NEWARK AVENUE, NEWBOROUGH, VIC** 3 1 - -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$324,000**

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

MEDIAN SALE PRICE

**NEWBOROUGH, VIC, 3825**

Suburb Median Sale Price (House)

\$258,000

01 July 2019 to 30 June 2020

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

**13 COLLI DR, NEWBOROUGH, VIC 3825**

3 1 4

Sale Price

***\$302,000**

Sale Date: 12/08/2020

Distance from Property: 1.2km

**5 CARBINE ST, MOE, VIC 3825**

3 1 1

Sale Price

****\$315,000**

Sale Date: 06/08/2020

Distance from Property: 2.2km

**53 TORRES ST, NEWBOROUGH, VIC 3825**

3 1 5

Sale Price

***\$315,000**

Sale Date: 27/07/2020

Distance from Property: 1.7km



This report has been compiled on 28/08/2020 by John Kerr and Associates Real Estate (Moe) Pty Ltd. Property Data Solutions Pty Ltd 2020 -

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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.

Property offered for sale

Address
Including suburb and

44 NEWARK AVENUE, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price: \$324,000

Median sale price

Median price

\$258,000

Property type

House

Suburb

NEWBOROUGH

Period

01 July 2019 to 30 June 2020

Source

 pricefinder

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

13 COLLI DR, NEWBOROUGH, VIC 3825	*\$302,000	12/08/2020
5 CARBINE ST, MOE, VIC 3825	**\$315,000	06/08/2020
53 TORRES ST, NEWBOROUGH, VIC 3825	*\$315,000	27/07/2020

This Statement of Information was prepared

28/08/2020

