

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 and
postcode

LOT 102 KARIBA CRESCENT NEWBOROUGH VIC 3825

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$260,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$192,500

Property type

Land

Suburb

Newborough

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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

25 GLENEAGLES DRIVE NEWBOROUGH VIC 3825	\$275,000	30-Jun-22
6 KILLARNEY DRIVE NEWBOROUGH VIC 3825	\$265,000	28-Apr-22
27 GLENEAGLES DRIVE NEWBOROUGH VIC 3825	\$260,000	30-Sep-21

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: 19 September 2022



25 GLENEAGLES DRIVE NEWBOROUGH VIC 3825

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Sold Price

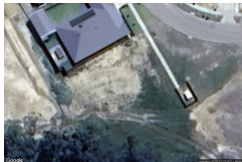
\$275,000

Sold Date

30-Jun-22

Distance

1.74km



6 KILLARNEY DRIVE NEWBOROUGH VIC 3825

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Sold Price

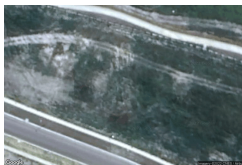
\$265,000

Sold Date

28-Apr-22

Distance

1.53km



27 GLENEAGLES DRIVE NEWBOROUGH VIC 3825

 4
  2
  2

Sold Price

\$260,000

Sold Date

30-Sep-21

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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