

## 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

36 Colony Club Drive Newlands Arm VIC 3875

### Indicative selling price

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

Single Price

\$379,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$477,500

Property type

House

Suburb

Newlands Arm

Period-from

01 Nov 2019

to

31 Oct 2020

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 11 Lake Fair Rise Newlands Arm VIC 3875    | \$363,000 | 10-Sep-20 |
| 8 Lake Valley Way Newlands Arm VIC 3875    | \$399,000 | 07-Sep-20 |
| 9 Crown Ridge Avenue Newlands Arm VIC 3875 | \$370,000 | 24-Jan-20 |

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.~~

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**11 Lake Fair Rise Newlands Arm VIC 3875** Sold Price **\$363,000** Sold Date **10-Sep-20**

3 2 2

Distance **0.22km**



**8 Lake Valley Way Newlands Arm VIC 3875** Sold Price <sup>RS</sup> **\$399,000** <sup>UN</sup> Sold Date **07-Sep-20**

4 2 4

Distance **0.24km**

Notes from your agent

\$399,000



**9 Crown Ridge Avenue Newlands Arm VIC 3875** Sold Price **\$370,000** Sold Date **24-Jan-20**

3 2 4

Distance **0.41km**

RS = Recent sale      UN = Undisclosed Sale

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