



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**18 Shanahan Parade,
NEWBOROUGH 3825**

House

3 beds

1 baths

1 parking

Indicative selling price

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

Single price \$304,000

Median sale price

Median **House** for **NEWBOROUGH** for period **Apr 2017 - Mar 2018**

Sourced from **pricefinder**.

\$232,000

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.

**100 Torres Street,
NEWBOROUGH 3825**

Price \$290,000 Sold 28
November 2017

**7 Phelps Court,
NEWBOROUGH 3825**

Price \$300,000 Sold 14
October 2017

**90 Chamberlain Road,
NEWBOROUGH 3825**

Price \$276,500 Sold 24 April
2017

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.

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