

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 or
locality and postcode

21 Shanahan Parade, Newborough Vic 3825

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$397,750

Property Type

House

Suburb

Newborough

Period - From

26/08/2021

to

25/08/2022

Source

REIV

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 eighteen 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
1	51 Chamberlain Rd NEWBOROUGH 3825	\$380,000	06/05/2022
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

26/08/2022 14:11



Property Type:
Agent Comments

Indicative Selling Price

\$395,000

Median House Price

26/08/2021 - 25/08/2022: \$397,750

Comparable Properties

51 Chamberlain Rd NEWBOROUGH 3825 (VG) Agent Comments



Price: \$380,000

Method: Sale

Date: 06/05/2022

Property Type: House (Res)

Land Size: 929 sqm approx

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 eighteen months.

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244