

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

8 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

\$195,105

Property type

Land

Suburb

Newborough

Period-from

01 Mar 2022

to

28 Feb 2023

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

23-25 LLOYD STREET MOE VIC 3825	\$265,000	30-Jan-23
11 ST HELENA WAY MOE VIC 3825	\$240,000	24-Feb-23

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: 06 March 2023



23-25 LLOYD STREET MOE VIC 3825

Sold Price

^{RS}

\$265,000

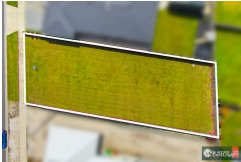
Sold Date

30-Jan-23



Distance

2.83km



11 ST HELENA WAY MOE VIC 3825

Sold Price

^{RS}

\$240,000

Sold Date

24-Feb-23



Distance

4.5km

RS = Recent sale

UN = Undisclosed Sale

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