

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**37 Smallburn Avenue,
NEWBOROUGH 3825**

Indicative selling price

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

Single price \$435,000

Median sale price

Median **House** for **NEWBOROUGH** for period **Jan 2017 - Dec 2017**

Sourced from **pricefinder**.

\$230,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

72 Shanahan Parade,
NEWBOROUGH 3825

Price \$380,000 Sold 13 April
2017

16 Montane Boulevard ,
NEWBOROUGH 3825

Price \$400,000 Sold 30 June
2017

7 Harrison Boulevard,
NEWBOROUGH 3825

Price \$469,000 Sold 12
August 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**.

House

4 beds

2 baths

2 parking

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Contact agents



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