# 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

#### 2 CHAMBERLAIN ROAD 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	\$425,000	<del>or range</del> <del>between</del>	&	
Median sale price				

#### (\*Delete house or unit as applicable)

Median Price	\$425,000	Prop	Property type House		Suburb	Newborough		
Period-from	01 Jan 2024	to	31 Dec 2	2024 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
87 SHANAHAN PARADE NEWBOROUGH VIC 3825	\$415,000	18-Sep-24
54 SHANAHAN PARADE NEWBOROUGH VIC 3825	\$425,000	26-Nov-24
1 PAISLEY STREET NEWBOROUGH VIC 3825	\$440,000	28-May-24

#### OR

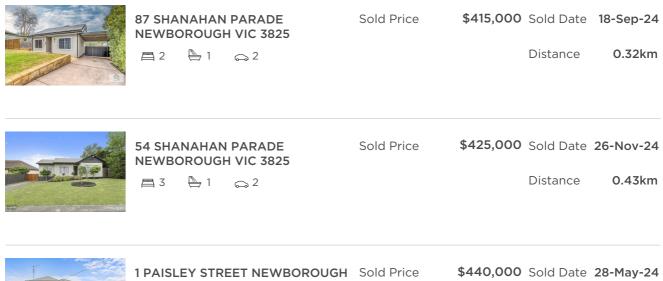
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21 January 2025



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1 PAISLEY STREET NEWBOROUGH VIC 3825		Sold Price	\$440,000	Sold Date	28-May-24	
昌 2	1	ç⊒ 2			Distance	0.92km

RS = Recent sale UN = Undisclosed Sale

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