

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

3 CANYON COURT NEWLANDS ARM VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Newlands Arm

Period-from

01 Apr 2024

to

31 Mar 2025

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

12 DAWSONS COVE DRIVE NEWLANDS ARM VIC 3875	\$538,000	15-Jan-25
37 LAKE SHORE DRIVE NEWLANDS ARM VIC 3875	\$580,000	08-Jan-25
1 CROWN RIDGE AVENUE NEWLANDS ARM VIC 3875	\$529,000	05-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.

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**12 DAWSONS COVE DRIVE
NEWLANDS ARM VIC 3875**

 2  2  4

Sold Price **\$538,000** Sold Date **15-Jan-25**

Distance **0.1km**



**37 LAKE SHORE DRIVE
NEWLANDS ARM VIC 3875**

 3  2  2

Sold Price **\$580,000** Sold Date **08-Jan-25**

Distance **0.49km**



**1 CROWN RIDGE AVENUE
NEWLANDS ARM VIC 3875**

 3  2  2

Sold Price **\$529,000** Sold Date **05-May-24**

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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