

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Land offered for sale

Address
Including suburb or locality
and postcode

15 GOULD STREET 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)

Property Lot Number	Single price		Lower price		Higher price
LOT 1	\$270,000	or range between		&	
LOT 2	\$270,000	or range between		&	
LOT 3	\$275,000	or range between		&	
LOT 4	\$255,000	or range between		&	
LOT 5	\$260,000	or range between		&	
LOT 6	\$265,000	or range between			
LOT 7	\$270,000	or range between			
LOT 8	\$275,000	or range between			
LOT 9	\$280,000	or range between			
LOT 10	\$285,000	or range between			
LOT 11	\$290,000	or range between			
LOT 12	\$280,000	or range between			
LOT 13	\$280,000	or range between			
LOT 14	\$280,000	or range between			
LOT 15	\$290,000	or range between			
LOT 16	\$275,000	or range between			
LOT 17	\$280,000	or range between			
LOT 18	\$305,000	or range between			
LOT 19	\$290,000	or range between			
LOT 20	\$285,000	or range between			
LOT 21	\$280,000	or range between			
LOT 22	\$275,000	or range between			

Property Lot Number	Single price		Lower price	Higher price
LOT 23	\$270,000	or range between		
LOT 24	\$265,000	or range between		
LOT 25	\$260,000	or range between		
LOT 26	\$255,000	or range between		

Additional entries may be included or attached as required.

Land median sale price

Median price	<input type="text" value="\$255,000"/>	Suburb or locality	<input type="text" value="NEWBOROUGH"/>
Period - From	<input type="text" value="14-APR-24"/>	To	<input type="text" value="14-APR-25"/>
Source	<input type="text" value="CoreLogic RP Data"/>		

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
43 COACH ROAD NEWBOROUGH VIC 3825	\$255,000	08-APR-25
10 MANNA DRIVE NEWBOROUGH VIC 3825	\$295,000	18-JUN-24
14 CARNOUSTIE COURT NEWBOROUGH VIC 3825	\$255,000	12-AUG-24

OR

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

This Statement of Information was prepared on: