

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 or
locality and postcode

260 Old Sale Road, Newborough Vic 3825

Indicative selling price

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

Single price \$339,000

Median sale price

Median price \$365,000

Property Type House

Suburb Newborough

Period - From 01/07/2023

to 30/09/2023

Source REIV

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
1	252 Old Sale Rd NEWBOROUGH 3825	\$350,000	17/03/2023
2	7 Harold St MOE 3825	\$340,000	28/07/2023
3	5 Johnson St MOE 3825	\$340,000	04/10/2023

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:

23/10/2023 11:01

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Indicative Selling Price

\$339,000

Median House Price

September quarter 2023: \$365,000



Property Type: House (Res)

Land Size: 683 sqm approx

Agent Comments

Comparable Properties



252 Old Sale Rd NEWBOROUGH 3825 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 17/03/2023

Property Type: House

Land Size: 712 sqm approx



7 Harold St MOE 3825 (VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 28/07/2023

Property Type: House (Res)

Land Size: 622 sqm approx



5 Johnson St MOE 3825 (REI)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 04/10/2023

Property Type: House

Land Size: 630 sqm approx