

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

41 SHANAHAN PARADE 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

or range
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

House

Suburb

Newborough

Period-from

01 Mar 2023

to

29 Feb 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

7 CROSS STREET NEWBOROUGH VIC 3825	\$590,000	24-Nov-23
7 CROMBE COURT NEWBOROUGH VIC 3825	\$580,000	13-Oct-23
7 APPLEBOX PLACE NEWBOROUGH VIC 3825	\$610,000	16-Oct-23

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: 07 March 2024



**7 CROSS STREET NEWBOROUGH
VIC 3825**

Sold Price

\$590,000

Sold Date

24-Nov-23

4 2 2

Distance

0.35km



**7 CROMBE COURT NEWBOROUGH
VIC 3825**

Sold Price

\$580,000

Sold Date

13-Oct-23

4 2 8

Distance

1.99km



**7 APPLEBOX PLACE
NEWBOROUGH VIC 3825**

Sold Price

\$610,000

Sold Date

16-Oct-23

4 2 2

Distance

3.23km

RS = Recent sale

UN = Undisclosed Sale

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