

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

5 JOY 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)

Single Price

or range
between

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

House

Suburb

Newborough

Period-from

01 Sep 2022

to

31 Aug 2023

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

5 RETFORD STREET NEWBOROUGH VIC 3825	470000	21-Jun-23
22 MURRAY ROAD NEWBOROUGH VIC 3825	448000	01-May-23
56 CHAMBERLAIN ROAD NEWBOROUGH VIC 3825	440000	27-Jul-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: 01 September 2023

**5 RETFORD STREET
NEWBOROUGH VIC 3825**

3 1 2

Sold Price ^{RS} **470000** Sold Date **21-Jun-23**Distance **1.96km****22 MURRAY ROAD NEWBOROUGH
VIC 3825**

3 2 2

Sold Price **448000** Sold Date **01-May-23**Distance **0.59km****56 CHAMBERLAIN ROAD
NEWBOROUGH VIC 3825**

3 1 4

Sold Price ^{RS} **440000** ^{UN} Sold Date **27-Jul-23**Distance **1.2km****RS** = Recent sale **UN** = Undisclosed Sale

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