

## 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

7 FRYS TRACK NEWBOROUGH VIC 3825

### Indicative selling price

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

Single Price

\$1,150,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$266,500

Property type

Land

Suburb

Newborough

Period-from

01 Jun 2023

to

31 May 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

125 MCGRATHS TRACK HERNES OAK VIC 3825	\$945,000	26-Oct-23
531 COALVILLE ROAD HERNES OAK VIC 3825	\$1,280,000	17-Jan-24
19 LORIEL COURT HAZELWOOD NORTH VIC 3840	\$1,025,000	12-Mar-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.~~

This Statement of Information was prepared on: 18 June 2024



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**125 MCGRATHS TRACK HERNES  
OAK VIC 3825**

4 1 4

Sold Price **\$945,000** Sold Date **26-Oct-23**

Distance **1.95km**



**531 COALVILLE ROAD HERNES  
OAK VIC 3825**

4 3 4

Sold Price **\$1,280,000** Sold Date **17-Jan-24**

Distance **2.96km**



**19 LORIEL COURT HAZELWOOD  
NORTH VIC 3840**

5 2 10

Sold Price **\$1,025,000** Sold Date **12-Mar-24**

Distance **21.29km**

RS = Recent sale

UN = Undisclosed Sale

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