

## 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

81 MONASH ROAD 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

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Newborough

Period-from

01 Aug 2022

to

31 Jul 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

252 OLD SALE ROAD NEWBOROUGH VIC 3825	\$350,000	05-Mar-23
11 BOOLARRA AVENUE NEWBOROUGH VIC 3825	\$350,000	06-Jan-23
8 HOWITT COURT NEWBOROUGH VIC 3825	\$320,000	16-Aug-22

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: 11 August 2023



**252 OLD SALE ROAD  
NEWBOROUGH VIC 3825**

2 1 1

Sold Price **\$350,000** Sold Date **05-Mar-23**

Distance **1.03km**



**11 BOOLARRA AVENUE  
NEWBOROUGH VIC 3825**

2 1 1

Sold Price Sold Date **06-Jan-23**

Distance **0.62km**



**8 HOWITT COURT NEWBOROUGH  
VIC 3825**

2 1 -

Sold Price **\$320,000** Sold Date **16-Aug-22**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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