

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/62 Shanahan Parade, Newborough Vic 3825

Indicative selling price

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

Single price \$159,000

Median sale price

Median price \$240,000

Property Type Unit

Suburb Newborough

Period - From 09/10/2022

to 08/10/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	Unit 1/45 Dinwoodie Dr NEWBOROUGH 3825	\$245,000	02/06/2023
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/10/2023 15:41

4/62 Shanahan Parade, Newborough Vic 3825



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Indicative Selling Price

\$159,000

Median Unit Price

09/10/2022 - 08/10/2023: \$240,000



1 1 1

Property Type: Unit

Agent Comments

Comparable Properties



Unit 1/45 Dinwoodie Dr NEWBOROUGH 3825 (REI)

Agent Comments

2 1 -

Price: \$245,000

Method: Private Sale

Date: 02/06/2023

Property Type: Unit

Land Size: 118 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634



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