

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 or locality and postcode

11 Murray Road, 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

\$710,000

Median sale price

Median price

\$489,000

Property type

All houses sold

Suburb

Newborough

Period - From

1 May 25

to

30 April 26

Source

Property.com.au (Proptack)

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

Address of comparable property	Price	Date of sale
1 5 Hall Court, Newborough, Vic 3825	\$680,000	27 Nov 25
2 89 Monash Road, Newborough, Vic 3825	\$735,000	21 Aug 25
3 79 Torres Street, Newborough, Vic 3825	\$782,500	18 May 26

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:

23-5-26
