

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

8 Rita Court 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

House

Suburb

Newborough

Period-from

01 Jul 2020

to

30 Jun 2021

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

1 Lisle Street Moe VIC 3825	\$530,000	22-Oct-20
10 York Street Moe VIC 3825	\$530,000	26-Oct-20
9 Sherwood Court Newborough VIC 3825	\$495,000	22-May-20

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: 14 July 2021

**1 Lisle Street Moe VIC 3825**

Sold Price

\$530,000Sold Date **22-Oct-20**

3 2 3

Distance **0.96km****Notes from your agent**

Stunning hardwood floors. Lounge. Family room. Meals area. Balcony. Generous bedrooms with WIR or BIR, ensuite to master. Family bathroom. Centrally located kitchen with caesarstone bench, WIP, dishwasher. Study / sunroom. Central heating & cooling system. Gas log fire. Lower level outdoor kitchen. Large workshop. 2 high clearance carports. Plantation shutters. Ducted vacuum. Polished concrete.

**10 York Street Moe VIC 3825**

Sold Price

Sold Date **26-Oct-20**

4 2 2

Distance **1.92km****Notes from your agent**

Large lounge. Modern kitchen with ample bench space, Smeg appliances & BIP. Family room with casual meals area. Covered outdoor area with bistro blinds. 4 genuine generous bedrooms all with BIR, master a large WIR. Modern bathrooms. Large laundry. New window & floor coverings. Roller shutters. Central vacuuming. Central heating. Split system a/c. Double garage plus a double garage at the rear.

**9 Sherwood Court Newborough VIC 3825**

Sold Price

\$495,000Sold Date **22-May-20**

4 3 2

Distance **0.65km****Notes from your agent**

4 bedrooms with BIR, master includes ensuite & WIR. Formal lounge, family lounge & rumpus. Custom built kitchen with dishwasher & opens to a large family dining area. Bathroom with corner spa. Zoned central heating & cooling. Ducted vacuum. 5 kw solar panel system with battery. Alfresco area. Separate gazebo. Solar heated salt water swimming pool. Double garage. Workshop.

RS = Recent sale

UN = Undisclosed Sale

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