

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 8 Hall Court, NEWBOROUGH 3825

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$340,000 - \$359,000**

### Median sale price

Median **House** for **NEWBOROUGH** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$275,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**100 Southwell Avenue,**  
Newborough 3825

Price **\$349,000** Sold 04  
September 2019

**9 Southwell Avenue,**  
Newborough 3825

Price **\$359,000** Sold 10 April  
2019

**304 Old Sale Road,**  
Newborough 3825

Price **\$340,000** Sold 25  
January 2019

This Statement of Information was prepared on 15th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

### John Kerr & Associates Real Estate Pty Ltd

Shop 2, 1E Moore Street,  
Moe VIC 3825

### Contact agents



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