



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**21 Tresswell Avenue,  
NEWBOROUGH 3825**

House

3 beds

2 baths

5 parking

### Indicative selling price

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

**Single price \$360,000**

### Median sale price

Median **House** for **NEWBOROUGH** for period **Apr 2018 - Mar 2019**

Sourced from **pricefinder**.

**\$249,900**

### 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.

**32 Fairway Drive,**  
YALLOURN 3825

Price **\$368,000** Sold 05  
November 2018

**25 Shanahan Parade,**  
NEWBOROUGH 3825

Price **\$347,000** Sold 26 June  
2018

**46 Murray Road,**  
NEWBOROUGH 3825

Price **\$360,000** Sold 21 May  
2018

This Statement of Information was prepared on 16th Sep 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.

### John Kerr & Associates Real Estate Pty Ltd

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### Contact agents



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