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	17 HEATHER GROVE 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	$380,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$429,000	Property type	House	Suburb	Newborough
Period-from	01 Aug 2023	to	31 Jul 2024	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
29 HEATHER GROVE NEWBOROUGH VIC 3825	$405,000	19-Oct-23
3 RUTLAND STREET NEWBOROUGH VIC 3825	$380,000	13-Apr-24
22 SOUTHWELL AVENUE NEWBOROUGH VIC 3825	$365,000	05-Sep-23

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: 02 August 2024

Harcourts
Barbara Heywood
P 03 5622 3333
M 0448 805 896
E barb.heywood@harcourts.com.au



29 HEATHER GROVE NEWBOROUGH VIC 3825

3 1 1

Sold Price **$405,000** Sold Date **19-Oct-23**

Distance **0.07km**



3 RUTLAND STREET NEWBOROUGH VIC 3825

3 1 2

Sold Price **$380,000** Sold Date **13-Apr-24**

Distance **0.48km**



22 SOUTHWELL AVENUE NEWBOROUGH VIC 3825

3 1 2

Sold Price **$365,000** Sold Date **05-Sep-23**

Distance **1.17km**



17 NEWARK AVENUE NEWBOROUGH VIC 3825

3 1 2

Sold Price **$350,000** Sold Date **15-Nov-23**

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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