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	2/10 BANKSIA STREET 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	$330,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$330,000	Property type	Unit	Suburb	Newborough
Period-from	01 Jan 2024	to	31 Dec 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
7/13 SAXTONS DRIVE MOE VIC 3825	$303,000	28-Mar-24
3/3 SAXTONS DRIVE MOE VIC 3825	$345,000	02-Jul-24
3/7 SAXTONS DRIVE MOE VIC 3825	$340,000	16-May-24

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: 21 January 2025

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7/13 SAXTONS DRIVE MOE VIC 3825

2 1 1

Sold Price **$303,000** Sold Date **28-Mar-24**

Distance **2.17km**



3/3 SAXTONS DRIVE MOE VIC 3825

1 1 1

Sold Price **$345,000** Sold Date **02-Jul-24**

Distance **2.15km**



3/7 SAXTONS DRIVE MOE VIC 3825

2 1 1

Sold Price **$340,000** Sold Date **16-May-24**

Distance **2.16km**

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

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