



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**74 Shanahan Parade,  
NEWBOROUGH 3825**

### Indicative selling price

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

**Range \$360,000 - \$389,000**

### Median sale price

Median **House** for **NEWBOROUGH** for period **Jan 2019 - Dec 2019**

Sourced from **Pricefinder**.

**\$257,500**

### Comparable property sales

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 the most comparable to the property for sale.

**16 Harvey Street,**  
Newborough 3825

**Price \$377,000** Sold 27  
August 2019

**77 Chamberlain Road,**  
Newborough 3825

**Price \$380,000** Sold 23 May  
2019

**19 Harvey Street,**  
Newborough 3825

**Price \$385,000** Sold 15  
March 2019

This Statement of Information was prepared on 8th Jan 2020

### 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



4 beds



1 baths

**John Kerr & Associates Real  
Estate Pty Ltd**

Shop 2, 1E Moore Street,  
Moe VIC 3825

### Contact agents



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