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## House Offered for Sale

71 Shanahan Parade Newborough VIC 3825

 4  1  2

## Indicative Selling Price

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

Single Price \$249,000

## Median Sale Price

\$223,250 Houses in Newborough between May 2016 - Apr 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**10 Murray Road Newborough VIC 3825**

 3  1  1

Sold Price **\$248,500** Sold Date **07-Jul-16**

Distance **0.12km**



**43 Haunted Hills Road Newborough VIC 3825**

 3  2  1

Sold Price **\$254,000** Sold Date **01-Sep-16**

Distance **0.21km**



**13 Smallburn Avenue Newborough VIC 3825**

 3  2  3

Sold Price **\$260,000** Sold Date **20-Dec-16**

Distance **0.22km**

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