



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**14 Monash Road,
NEWBOROUGH 3825**

Unit



2 beds



2 baths



1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 285,000

Median sale price

Median **Unit** for **Newborough** for period **May 2016 - May 2017**

Sourced from **Pricefinder**.

\$ 161,250

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.


5/35 Monash Road, Price **\$ 253,500** Sold 22 December 2015
Newborough 3825

4/23 Ollerton Avenue, Price **\$ 320,000** Sold 06 December 2016
Newborough 3825

10 Valley Court, Price **\$ 305,000** Sold 11 March 2016
Newborough 3825

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.

Contact agents

 Robert Sim

03 5127 7133

0409 194 084

robert@johnkerr.com.au



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

Shop 2, 1E Moore Street,
Moe VIC 3825