STATEMENT OF INFORMATION

2/10 BANKSIA STREET, NEWBOROUGH, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES

Danny Edebohls PROPERTYSALES

Danny Edebohls
PROPERTYSALES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

2/10 BANKSIA STREET, NEWBOROUGH,

2 1 1

Indicative Selling Price

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

Single Price: **$185,000**

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE

NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (Unit)

$141,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

77 MONASH RD, NEWBOROUGH, VIC 3825

2 1 2

Sale Price

$180,000

Sale Date: 25/05/2017

Distance from Property: 1km

A

2/24 OLLERTON AVE, NEWBOROUGH, VIC

2 - -

Sale Price

$165,000

Sale Date: 04/05/2017

Distance from Property: 120m

B

2/4 BAXTER CRT, MOE, VIC 3825

2 1 1

Sale Price

$172,500

Sale Date: 25/07/2017

Distance from Property: 1.7km

C

This report has been compiled on 09/05/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 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

Single Price:	$185,000

Median sale price

Median price	$141,000	House		Unit	X	Suburb	NEWBOROUGH
Period	01 April 2017 to 31 March 2018	Source	pricefinder				

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
77 MONASH RD, NEWBOROUGH, VIC 3825	$180,000	25/05/2017
2/24 OLLERTON AVE, NEWBOROUGH, VIC 3825	$165,000	04/05/2017
2/4 BAXTER CRT, MOE, VIC 3825	$172,500	25/07/2017