



STATEMENT OF INFORMATION

13 FORD AVENUE, NEWBOROUGH, VIC 3825

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 FORD AVENUE, NEWBOROUGH, VIC

3 1 2

Indicative Selling Price

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

Single Price: **\$239,000**

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$240,000

01 April 2017 to 30 September 2017

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.



43 NEWARK AVE, NEWBOROUGH, VIC 3825

3 1 4

Sale Price

\$258,000

Sale Date: 08/08/2017

Distance from Property: 1.7km



70 CROSS ST, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$220,000

Sale Date: 04/08/2017

Distance from Property: 589m



23 LAW ST, NEWBOROUGH, VIC 3825

3 2 2

Sale Price

\$235,000

Sale Date: 11/07/2017

Distance from Property: 573m



This report has been compiled on 30/10/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - 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

13 FORD AVENUE, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price:

\$239,000

Median sale price

Median price

\$240,000

House

X

Unit

Suburb

NEWBOROUGH

Period

01 April 2017 to 30 September 2017

Source



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
43 NEWARK AVE, NEWBOROUGH, VIC 3825	\$258,000	08/08/2017
70 CROSS ST, NEWBOROUGH, VIC 3825	\$220,000	04/08/2017
23 LAW ST, NEWBOROUGH, VIC 3825	\$235,000	11/07/2017