

STATEMENT OF INFORMATION

13 HARRISON BOULEVARD, NEWBOROUGH, VIC

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 HARRISON BOULEVARD,



Indicative Selling Price

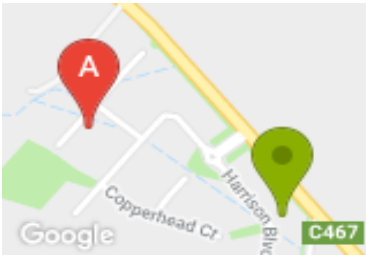
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$175,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (Vacant Land)

\$103,250

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



2 LEADBEATER MEWS, NEWBOROUGH, VIC



Sale Price

\$164,000

Sale Date: 13/01/2018

Distance from Property: 354m



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 HARRISON BOULEVARD, NEWBOROUGH, VIC
---	--

Indicative selling price

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

Single Price:	\$175,000
---------------	-----------

Median sale price

Median price	\$103,250	House		Unit		Suburb	NEWBOROUGH
Period	01 July 2017 to 30 June 2018			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
2 LEADBEATER MEWS, NEWBOROUGH, VIC 3825	\$164,000	13/01/2018