

STATEMENT OF INFORMATION

UNIT 1, 5 TOVELL STREET, NEWBOROUGH, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



UNIT 1, 5 TOVELL STREET,

2 1 1

Indicative Selling Price

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

Single Price:

\$147,500

Provided by: Stuart Wildblood, Danny Edebohl's Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (Unit)

\$165,000

01 April 2017 to 30 June 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.



77 MONASH RD, NEWBOROUGH, VIC 3825

2 1 2

Sale Price

\$180,000

Sale Date: 25/05/2017

Distance from Property: 880m



4/21 WILLIAM ST, NEWBOROUGH, VIC 3825

2 1 1

Sale Price

\$130,000

Sale Date: 01/05/2017

Distance from Property: 801m



3/5 TOVELL ST, NEWBOROUGH, VIC 3825

2 1 1

Sale Price

\$137,500

Sale Date: 10/09/2016

Distance from Property: 17m



This report has been compiled on 13/09/2017 by Danny Edebohl's 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

UNIT 1, 5 TOVELL STREET, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price:

\$147,500

Median sale price

Median price

\$165,000

House

Unit

X

Suburb

NEWBOROUGH

Period

01 April 2017 to 30 June 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
77 MONASH RD, NEWBOROUGH, VIC 3825	\$180,000	25/05/2017
4/21 WILLIAM ST, NEWBOROUGH, VIC 3825	\$130,000	01/05/2017
3/5 TOVELL ST, NEWBOROUGH, VIC 3825	\$137,500	10/09/2016