







# Danny Edebohls OPERTYSALI

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# **UNIT 1, 5 TOVELL STREET,**





**Indicative Selling Price** 

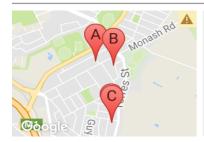
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$147,500

Provided by: Stuart Wildblood, Danny Edebohls 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







Sale Price

\$180,000

Sale Date: 25/05/2017

Distance from Property: 880m





4/21 WILLIAM ST, NEWBOROUGH, VIC 3825







Sale Price

\$130,000

Sale Date: 01/05/2017

Distance from Property: 801m





3/5 TOVELL ST, NEWBOROUGH, VIC 3825







**Sale Price** 

\$137,500

Sale Date: 10/09/2016

Distance from Property: 17m



# 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<br>Including suburb and<br>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 > | Suburb | NEWBOROUGH |
|--------------|-------------------------------|-------|--------|--------|------------|
| Period       | 01 April 2017 to 30 June 2017 |       | Source | F      | ricefinder |

## 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   |

