

STATEMENT OF INFORMATION

11 THORESBY 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



11 THORESBY STREET, NEWBOROUGH,

3 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 (House)

\$235,000

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.



23 WESTERN AVE, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$163,000

Sale Date: 31/05/2017

Distance from Property: 463m



39 NORTHERN AVE, NEWBOROUGH, VIC 3825

3 1 1

Sale Price

\$190,000

Sale Date: 21/04/2017

Distance from Property: 367m



17 THORESBY ST, NEWBOROUGH, VIC 3825

2 1 4

Sale Price

\$177,000

Sale Date: 04/12/2017

Distance from Property: 52m



This report has been compiled on 25/05/2018 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

11 THORESBY 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

\$235,000

House

X

Unit

Suburb

NEWBOROUGH

Period

01 April 2017 to 31 March 2018

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
23 WESTERN AVE, NEWBOROUGH, VIC 3825	\$163,000	31/05/2017
39 NORTHERN AVE, NEWBOROUGH, VIC 3825	\$190,000	21/04/2017
17 THORESBY ST, NEWBOROUGH, VIC 3825	\$177,000	04/12/2017