







# Danny Edebohls OPERTYSALI

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 11 THORESBY STREET, NEWBOROUGH, 🕮 3 🕒 1







**Indicative Selling Price** 

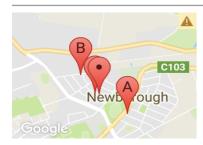
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$163,000

Sale Date: 31/05/2017

Distance from Property: 463m





39 NORTHERN AVE, NEWBOROUGH, VIC 3825 🕮 3







Sale Price

\$190,000

Sale Date: 21/04/2017

Distance from Property: 367m





17 THORESBY ST, NEWBOROUGH, VIC 3825





**Sale Price** 

\$177,000

Sale Date: 04/12/2017

Distance from Property: 52m



# 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
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# 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	p	pricefinder	

## 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