

STATEMENT OF INFORMATION

59 NEWARK AVENUE, NEWBOROUGH, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES

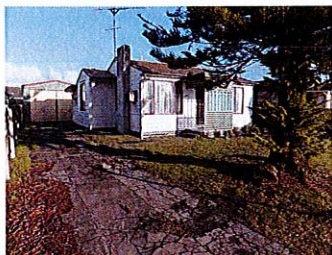


Danny Edebohls
PROPERTY SALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



59 NEWARK AVENUE, NEWBOROUGH, VIC 3 1 4

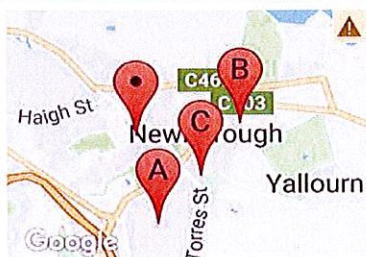
Indicative Selling Price

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

\$220,000 to \$240,000

Provided by: Clinton Taylor, Danny Edebohl's Property Sales

SUBURB MEDIAN



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

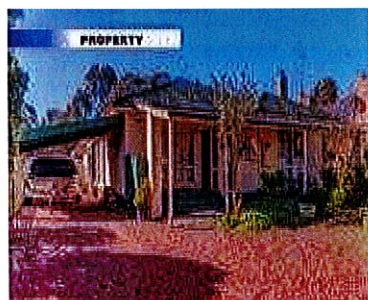
\$225,000

01 April 2016 to 31 March 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.



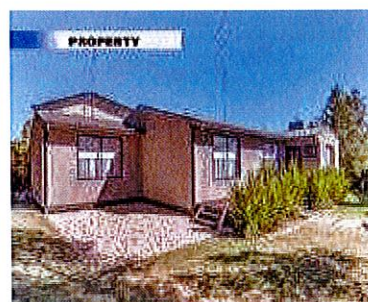
10 RUTLAND ST, NEWBOROUGH, VIC 3825 3 2 3

Sale Price

\$230,000

Sale Date: 30/08/2016

Distance from Property: 1.3km



2 KOORNALLA ST, NEWBOROUGH, VIC 3825 3 1 2

Sale Price

\$225,000

Sale Date: 21/03/2017

Distance from Property: 1.4km



111 MONASH RD, NEWBOROUGH, VIC 3825 3 1 2

Sale Price

\$210,000

Sale Date: 27/02/2017

Distance from Property: 1km

This report has been compiled on 06/06/2017 by Danny Edebohis Property Sales. Property Data Solutions Pty Ltd 2017 - www.pricetinder.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

59 NEWARK AVENUE, NEWBOROUGH, VIC 3825

Address

Including suburb and postcode

Indicative selling price

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

\$220,000 to \$240,000

Single Price / Range

Median sale price

Median price

\$225,000

House

X

Unit

Suburb

NEWBOROUGH

Period

01 April 2016 to 31 March 2017

Source

 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

10 RUTLAND ST, NEWBOROUGH, VIC 3825	\$230,000	30/08/2016
2 KOORNALLA ST, NEWBOROUGH, VIC 3825	\$225,000	21/03/2017
111 MONASH RD, NEWBOROUGH, VIC 3825	\$210,000	27/02/2017

consumer.vic.gov.au/