

STATEMENT OF INFORMATION

32 MONASH ROAD, NEWBOROUGH, VIC 3825

PREPARED BY DANNY EDEBOHLS, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 MONASH ROAD, NEWBOROUGH, VIC

3 1 2

Indicative Selling Price

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

Single Price:

\$237,000

Provided by: Danny Edebohls, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$223,500

01 January 2017 to 31 December 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.



29 HEATHER GR, NEWBOROUGH, VIC 3825

3 1 1

Sale Price

\$235,000

Sale Date: 15/08/2017

Distance from Property: 478m



70 CROSS ST, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$220,000

Sale Date: 04/08/2017

Distance from Property: 593m



27 CHAMBERLAIN RD, NEWBOROUGH, VIC

3 1 1

Sale Price

\$268,000

Sale Date: 11/01/2017

Distance from Property: 196m



This report has been compiled on 13/03/2018 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

32 MONASH ROAD, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price:

\$237,000

Median sale price

Median price

\$223,500

House

X

Unit

Suburb

NEWBOROUGH

Period

01 January 2017 to 31 December 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
29 HEATHER GR, NEWBOROUGH, VIC 3825	\$235,000	15/08/2017
70 CROSS ST, NEWBOROUGH, VIC 3825	\$220,000	04/08/2017
27 CHAMBERLAIN RD, NEWBOROUGH, VIC 3825	\$268,000	11/01/2017