

STATEMENT OF INFORMATION

16 DINWOODIE DRIVE, NEWBOROUGH, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 DINWOODIE DRIVE, NEWBOROUGH,



Indicative Selling Price

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

Single Price: **\$85,000**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (Vacant Land)

\$111,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



18 AMAROO WAY, NEWBOROUGH, VIC 3825



Sale Price

\$90,000

Sale Date: 16/11/2016

Distance from Property: 177m



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	16 DINWOODIE DRIVE, NEWBOROUGH, VIC 3825
---	--

Indicative selling price

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

Single Price:	\$85,000
---------------	----------

Median sale price

Median price	\$111,000	House		Unit		Suburb	NEWBOROUGH
Period	01 October 2016 to 30 September 2017			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
18 AMAROO WAY, NEWBOROUGH, VIC 3825	\$90,000	16/11/2016