







## PROPERTYSALES

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 94 MONASH ROAD, NEWBOROUGH, VIC







**Indicative Selling Price** 

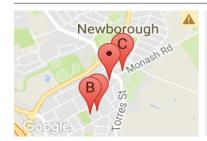
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$210,000

Provided by: Clinton Taylor, Danny Edebohls Property Sales

#### **MEDIAN SALE PRICE**



## NEWBOROUGH, VIC, 3825

**Suburb Median Sale Price (House)** 

\$230,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



11 LAW ST, NEWBOROUGH, VIC 3825







**Sale Price** 

\$215,000

Sale Date: 14/08/2017

Distance from Property: 462m





9 EASTLEIGH CRT, NEWBOROUGH, VIC 3825









Sale Price

\$209,000

Sale Date: 12/04/2017

Distance from Property: 542m





111 MONASH RD, NEWBOROUGH, VIC 3825







**Sale Price** 

\$210,000

Sale Date: 27/02/2017

Distance from Property: 218m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode	94 MONASH ROAD, NEWBOROUGH, VIC 3825
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### Indicative selling price

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

Single Price:	\$210,000

### Median sale price

Median price	\$230,000	House	X	Unit	Suburb	NEWBOROUGH
Period	01 April 2017 to 31 March 2018		Source		pricefinder	

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
11 LAW ST, NEWBOROUGH, VIC 3825	\$215,000	14/08/2017
9 EASTLEIGH CRT, NEWBOROUGH, VIC 3825	\$209,000	12/04/2017
111 MONASH RD, NEWBOROUGH, VIC 3825	\$210,000	27/02/2017