

STATEMENT OF INFORMATION

94 MONASH ROAD, 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



94 MONASH ROAD, NEWBOROUGH, VIC

3 1 2

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

3 1 2

Sale Price

\$215,000

Sale Date: 14/08/2017

Distance from Property: 462m



9 EASTLEIGH CRT, NEWBOROUGH, VIC 3825

3 2 1

Sale Price

\$209,000

Sale Date: 12/04/2017

Distance from Property: 542m



111 MONASH RD, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$210,000

Sale Date: 27/02/2017

Distance from Property: 218m



This report has been compiled on 25/06/2018 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 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

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



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