

STATEMENT OF INFORMATION

3 DURHAM ROAD, NEWBOROUGH, VIC

PREPARED BY KERRY FARRUGIA, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 DURHAM ROAD, NEWBOROUGH, VIC

4 1 1

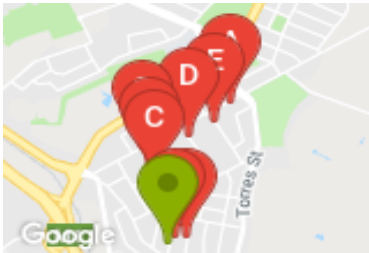
Indicative Selling Price

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

Single Price: \$210,000

Provided by: Kerry Farrugia, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$247,000

01 January 2018 to 30 June 2018

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.



94 MONASH RD, NEWBOROUGH, VIC 3825

4 1 2

Sale Price

\$185,000

Sale Date: 09/01/2013

Distance from Property: 1.1km



23 GUY ST, NEWBOROUGH, VIC 3825

3 1 1

Sale Price

\$171,500

Sale Date: 10/11/2017

Distance from Property: 125m



8 BALFOUR ST, NEWBOROUGH, VIC 3825

3 1 1

Sale Price

\$173,000

Sale Date: 02/11/2017

Distance from Property: 473m



This report has been compiled on 12/07/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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33 LAW ST, NEWBOROUGH, VIC 3825

3 2 2

Sale Price

\$226,750

Sale Date: 23/08/2017

Distance from Property: 767m



33 LEITH ST, NEWBOROUGH, VIC 3825

3 1 4

Sale Price

****\$205,000**

Sale Date: 05/07/2018

Distance from Property: 913m



16 CENTRAL AVE, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

****\$190,000**

Sale Date: 20/05/2018

Distance from Property: 568m



32 MONASH RD, NEWBOROUGH, VIC 3825

3 1 3

Sale Price

\$230,000

Sale Date: 12/04/2018

Distance from Property: 686m



14 DURHAM RD, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$213,000

Sale Date: 05/03/2018

Distance from Property: 61m



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

3 DURHAM ROAD, NEWBOROUGH, VIC

Indicative selling price

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

Single Price:

\$210,000

Median sale price

Median price

\$247,000

House

X

Unit

Suburb

NEWBOROUGH

Period

01 January 2018 to 30 June 2018

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
94 MONASH RD, NEWBOROUGH, VIC 3825	\$185,000	09/01/2013
23 GUY ST, NEWBOROUGH, VIC 3825	\$171,500	10/11/2017
8 BALFOUR ST, NEWBOROUGH, VIC 3825	\$173,000	02/11/2017
33 LAW ST, NEWBOROUGH, VIC 3825	\$226,750	23/08/2017

33 LEITH ST, NEWBOROUGH, VIC 3825	**\$205,000	05/07/2018
16 CENTRAL AVE, NEWBOROUGH, VIC 3825	**\$190,000	20/05/2018
32 MONASH RD, NEWBOROUGH, VIC 3825	\$230,000	12/04/2018
14 DURHAM RD, NEWBOROUGH, VIC 3825	\$213,000	05/03/2018