

STATEMENT OF INFORMATION

5 TORRES STREET, NEWBOROUGH, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES

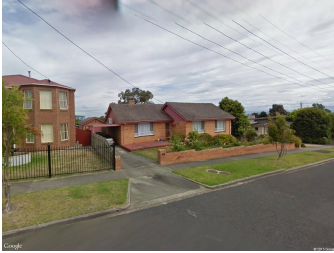


Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 TORRES STREET, NEWBOROUGH, VIC

3 1 1

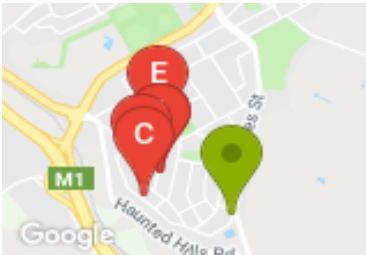
Indicative Selling Price

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

Price Range:

Provided by: Stuart Wildblood, Danny Edebohl's Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$227,500

01 July 2017 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.



12 FORD AVE, NEWBOROUGH, VIC 3825

3 1 3

Sale Price

\$230,000

Sale Date: 27/02/2018

Distance from Property: 546m



12 FORD AVE, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$230,000

Sale Date: 22/02/2017

Distance from Property: 546m



10 SMALLBURN AVE, NEWBOROUGH, VIC

3 2 2

Sale Price

****\$252,000**

Sale Date: 26/06/2018

Distance from Property: 583m



This report has been compiled on 05/07/2018 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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57 SHANAHAN PDE, NEWBOROUGH, VIC 3825  3  1  3

Sale Price

\$236,000

Sale Date: 22/05/2018

Distance from Property: 628m



6 TASMAN ST, NEWBOROUGH, VIC 3825

 3

 2

 4

Sale Price

\$260,000

Sale Date: 23/02/2018

Distance from Property: 735m



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

5 TORRES STREET, NEWBOROUGH, VIC 3825

Indicative selling price

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

Price Range:

Median sale price

Median price

\$227,500

House

X

Unit

Suburb

NEWBOROUGH

Period

01 July 2017 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
12 FORD AVE, NEWBOROUGH, VIC 3825	\$230,000	27/02/2018
12 FORD AVE, NEWBOROUGH, VIC 3825	\$230,000	22/02/2017
10 SMALLBURN AVE, NEWBOROUGH, VIC 3825	**\$252,000	26/06/2018
57 SHANAHAN PDE, NEWBOROUGH, VIC 3825	\$236,000	22/05/2018

6 TASMAN ST, NEWBOROUGH, VIC 3825	\$260,000	23/02/2018
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