

STATEMENT OF INFORMATION

103 HAUNTED HILLS ROAD, NEWBOROUGH, VIC 3825

PREPARED BY DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



103 HAUNTED HILLS ROAD,

3 1 2

Indicative Selling Price

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

Single Price: \$289,000

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$243,250

01 October 2017 to 31 December 2017

Provided by:

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.



7 PHELPS CRT, NEWBOROUGH, VIC 3825

3 2 2

Sale Price

\$300,000

Sale Date: 14/10/2017

Distance from Property: 2.4km



15 CROWE CRT, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$275,000

Sale Date: 28/08/2017

Distance from Property: 2.4km



3 BARTON ST, NEWBOROUGH, VIC 3825

3 2 2

Sale Price

\$285,002

Sale Date: 16/08/2017

Distance from Property: 1.8km



This report has been compiled on 09/01/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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51 HAUNTED HILLS RD, NEWBOROUGH, VIC



Sale Price

Price Withheld

Sale Date: 15/05/2017

Distance from Property: 522m



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

103 HAUNTED HILLS ROAD, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price:

\$289,000

Median sale price

Median price

\$243,250

House

X

Unit

Suburb

NEWBOROUGH

Period

01 October 2017 to 31 December 2017

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
7 PHELPS CRT, NEWBOROUGH, VIC 3825	\$300,000	14/10/2017
15 CROWE CRT, NEWBOROUGH, VIC 3825	\$275,000	28/08/2017
3 BARTON ST, NEWBOROUGH, VIC 3825	\$285,002	16/08/2017
51 HAUNTED HILLS RD, NEWBOROUGH, VIC 3825	Price Withheld	15/05/2017