



PROPERTYSALES



Danny Edebohls OPERTYSAL

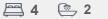
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 MURRAY ROAD, NEWBOROUGH, VIC







Indicative Selling Price

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

Single Price: \$338,000

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$240,000

01 April 2017 to 30 September 2017

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.



6 SHELTON ST, NEWBOROUGH, VIC 3825







Sale Price

\$365,000

Sale Date: 07/04/2017

Distance from Property: 1.7km





66 CROSS ST, NEWBOROUGH, VIC 3825









Sale Price

\$349,000

Sale Date: 13/12/2016

Distance from Property: 581m





3 BARTON ST, NEWBOROUGH, VIC 3825







Sale Price

\$285.002

Sale Date: 16/08/2017

Distance from Property: 1.2km



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	11 MURRAY 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:	\$338,000
3	4000,000

Median sale price

Median price	\$240,000	House	X	Unit		Suburb	NEWBOROUGH
Period	01 April 2017 to 30 September 2017		Source		 pricefinder		

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
6 SHELTON ST, NEWBOROUGH, VIC 3825	\$365,000	07/04/2017
66 CROSS ST, NEWBOROUGH, VIC 3825	\$349,000	13/12/2016
3 BARTON ST, NEWBOROUGH, VIC 3825	\$285,002	16/08/2017

