



STATEMENT OF INFORMATION

11 MURRAY ROAD, NEWBOROUGH, VIC 3825

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 MURRAY ROAD, NEWBOROUGH, VIC

4 2 2

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

4 2 2

Sale Price

\$365,000

Sale Date: 07/04/2017

Distance from Property: 1.7km



66 CROSS ST, NEWBOROUGH, VIC 3825

5 2 2

Sale Price

\$349,000

Sale Date: 13/12/2016

Distance from Property: 581m



3 BARTON ST, NEWBOROUGH, VIC 3825

3 2 2

Sale Price

\$285,002

Sale Date: 16/08/2017

Distance from Property: 1.2km



This report has been compiled on 21/10/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

Indicative selling price

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

Single Price:

\$338,000

Median sale price

Median price

\$240,000

House

X

Unit


Suburb

NEWBOROUGH

Period

01 April 2017 to 30 September 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
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