

STATEMENT OF INFORMATION

11 NORRIS COURT, NEWBOROUGH, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 NORRIS COURT, NEWBOROUGH, VIC

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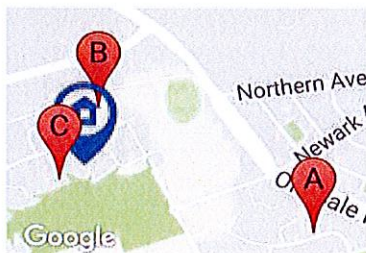
Indicative Selling Price

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

\$229,000

Provided by: Clinton Taylor, Danny Edebohls Property Sales

SUBURB MEDIAN



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$230,000

01 January 2017 to 31 March 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.



14 TRESSWELL AVE, NEWBOROUGH, VIC 382

3

3 1

Sale Price

\$225,000

Sale Date: 17/10/2016



Distance from Property: 798m



5 CATANI CRT, NEWBOROUGH, VIC 382

2

Sale Price

\$240,000

Sale Date: 17/08/2016



Distance from Property: 218m



7 MCMILLAN CRT, NEWBOROUGH, VIC 382

4

3 2

Sale Price

\$241,000

Sale Date: 20/06/2016



Distance from Property: 99m

This report has been compiled on 29/09/2017 by Danny Luedtke's Property Sales, Property Data Solutions Pty Ltd 2017 - www.pricemeter.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

11 NORRIS COURT, NEWBOROUGH, VIC 3825

Address
Including suburb and postcode

Indicative selling price

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

\$229,000

Single Price / Range

Median sale price

Median price

\$230,000

House

☒

Unit

☐

Suburb

NEWBOROUGH

Period

01 January 2017 to 31 March 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

14 TRESSWELL AVE, NEWBOROUGH, VIC 3825	\$225,000	17/10/2016
5 CATANI CRT, NEWBOROUGH, VIC 3825	\$240,000	17/08/2016
7 MCMILLAN CRT, NEWBOROUGH, VIC 3825	\$241,000	20/06/2016

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