







Danny Edebohls **OPERTY**SALI

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 MIRBOO STREET, NEWBOROUGH, VIC 🕮 3 🕒 1 🚓 4







Indicative Selling Price

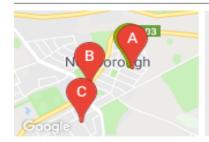
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$202,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$279,000

01 October 2018 to 31 March 2019

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 MIRBOO ST, NEWBOROUGH, VIC 3825







Sale Price

**\$192,500

Sale Date: 27/05/2019

Distance from Property: 50m





11 WESTERN AVE, NEWBOROUGH, VIC 3825







Sale Price

**\$195,000

Sale Date: 09/05/2019

Distance from Property: 573m





33 LEITH ST, NEWBOROUGH, VIC 3825







Sale Price

\$205.000

Sale Date: 12/06/2018

Distance from Property: 994m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

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Address Including suburb and postcode	20 MIRBOO STREET NEWBOROUGH VIC 3825
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Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting
Single Price:	\$202,000	

Median sale price

Median price	\$279,000 House X		Unit	Suburb	NEWBOROUGH
Period	01 October 2018 to 31 March 2019		Source	р	ricefinder

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 MIRBOO ST, NEWBOROUGH, VIC 3825	**\$192,500	27/05/2019
11 WESTERN AVE, NEWBOROUGH, VIC 3825	**\$195,000	09/05/2019
33 LEITH ST, NEWBOROUGH, VIC 3825	\$205,000	12/06/2018

