

STATEMENT OF INFORMATION

8 BALFOUR STREET, NEWBOROUGH, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTY SALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 BALFOUR STREET, NEWBOROUGH, VIC 2 1 1

Indicative Selling Price

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

Single Price: **\$175,000**

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$244,500

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 PAISLEY ST, NEWBOROUGH, VIC 3825 3 2 1

Sale Price

\$235,000

Sale Date: 06/07/2017

Distance from Property: 484m



33 SHANAHAN PDE, NEWBOROUGH, VIC 3825 2 1 2

Sale Price

\$219,000

Sale Date: 31/01/2017

Distance from Property: 604m



39 CROSS ST, NEWBOROUGH, VIC 3825 2 1 3

Sale Price

\$157,000

Sale Date: 25/01/2017

Distance from Property: 531m



This report has been compiled on 03/10/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3 PAISLEY ST, NEWBOROUGH, VIC 3825

 2  1  2

Sale Price

\$170,000

Sale Date: 20/12/2016

Distance from Property: 529m



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

8 BALFOUR STREET, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price:

\$175,000

Median sale price

Median price

\$244,500

House

Unit

Suburb

NEWBOROUGH

Period

01 April 2017 to 30 September 2017

Source

pricfinder

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 PAISLEY ST, NEWBOROUGH, VIC 3825	\$235,000	06/07/2017
33 SHANAHAN PDE, NEWBOROUGH, VIC 3825	\$219,000	31/01/2017
39 CROSS ST, NEWBOROUGH, VIC 3825	\$157,000	25/01/2017
3 PAISLEY ST, NEWBOROUGH, VIC 3825	\$170,000	20/12/2016