



STATEMENT OF INFORMATION

7 MCMILLAN COURT, NEWBOROUGH, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 MCMILLAN COURT, NEWBOROUGH, VIC 3 2 4

Indicative Selling Price

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

Single Price: **\$275,000**

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$225,000

01 January 2017 to 31 December 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.



7 PHELPS CRT, NEWBOROUGH, VIC 3825

3 2 2

Sale Price

\$300,000

Sale Date: 14/10/2017

Distance from Property: 101m



15 CROWE CRT, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$275,000

Sale Date: 28/08/2017

Distance from Property: 293m



10 CROWE CRT, NEWBOROUGH, VIC 3825

3 2 1

Sale Price

\$270,000

Sale Date: 10/04/2017

Distance from Property: 215m



This report has been compiled on 28/02/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



8 CATANI CRT, NEWBOROUGH, VIC 3825

 **4**  **1**  **2**

Sale Price

\$262,500

Sale Date: 03/04/2017

Distance from Property: 313m



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

7 MCMILLAN COURT, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price:

\$275,000

Median sale price

Median price

\$225,000

House

X

Unit


Suburb

NEWBOROUGH

Period

01 January 2017 to 31 December 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
7 PHELPS CRT, NEWBOROUGH, VIC 3825	\$300,000	14/10/2017
15 CROWE CRT, NEWBOROUGH, VIC 3825	\$275,000	28/08/2017
10 CROWE CRT, NEWBOROUGH, VIC 3825	\$270,000	10/04/2017
8 CATANI CRT, NEWBOROUGH, VIC 3825	\$262,500	03/04/2017