



PROPERTYSALES



PROPERTYSALES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 MCMILLAN COURT, NEWBOROUGH, VIC 🕮 3 🕒 2 😂 4

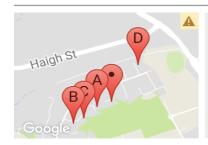
Indicative Selling Price

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







Sale Price

\$300,000

Sale Date: 14/10/2017

Distance from Property: 101m





15 CROWE CRT, NEWBOROUGH, VIC 3825







Sale Price

\$275,000

Sale Date: 28/08/2017

Distance from Property: 293m





10 CROWE CRT, NEWBOROUGH, VIC 3825







Sale Price

\$270.000

Sale Date: 10/04/2017

Distance from Property: 215m





Danny Edebohls ROPERTYSAL





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
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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	Χ	Unit	Suburb	NEWBOROUGH
Period	01 January 2017 to 31 December 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
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