

STATEMENT OF INFORMATION

2 LEADBEATER MEWS, NEWBOROUGH, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES

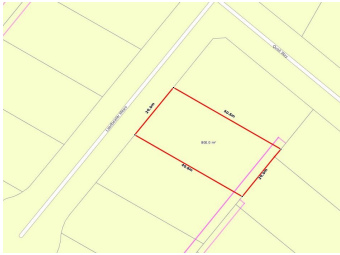


Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 LEADBEATER MEWS, NEWBOROUGH,



Indicative Selling Price

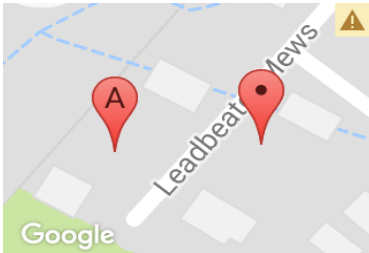
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$167,500

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (Vacant Land)

\$111,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



8 LEADBEATER MEWS, NEWBOROUGH, VIC



Sale Price

\$161,000

Sale Date: 05/01/2017

Distance from Property: 59m



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	2 LEADBEATER MEWS, NEWBOROUGH, VIC 3825
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Indicative selling price

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

Single Price:	\$167,500
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Median sale price

Median price	\$111,000	House	☒	Unit	☐	Suburb	NEWBOROUGH
Period	01 October 2016 to 30 September 2017			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
8 LEADBEATER MEWS, NEWBOROUGH, VIC 3825	\$161,000	05/01/2017