

STATEMENT OF INFORMATION

20 NEWARK AVENUE, 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



20 NEWARK AVENUE, NEWBOROUGH, VIC  2  1  2

Indicative Selling Price

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

Single Price: **\$205,000**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$235,000

01 October 2016 to 30 September 2017

Provided by: 

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.



39 NORTHERN AVE, NEWBOROUGH, VIC 3825  3  1  1

Sale Price

\$190,000

Sale Date: 21/04/2017

Distance from Property: 257m



37 NEWARK AVE, NEWBOROUGH, VIC 3825  3  1  2

Sale Price

\$205,000

Sale Date: 04/02/2017

Distance from Property: 258m



19 THORPDALE ST, NEWBOROUGH, VIC 3825  3  1  2

Sale Price

\$200,000

Sale Date: 20/07/2016

Distance from Property: 753m



This report has been compiled on 05/12/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

20 NEWARK AVENUE, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price:

\$205,000

Median sale price

Median price

\$235,000

House

X

Unit

Suburb

NEWBOROUGH

Period

01 October 2016 to 30 September 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
39 NORTHERN AVE, NEWBOROUGH, VIC 3825	\$190,000	21/04/2017
37 NEWARK AVE, NEWBOROUGH, VIC 3825	\$205,000	04/02/2017
19 THORPDALE ST, NEWBOROUGH, VIC 3825	\$200,000	20/07/2016