

STATEMENT OF INFORMATION

8 SHANAHAN PARADE, NEWBOROUGH, VIC

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES

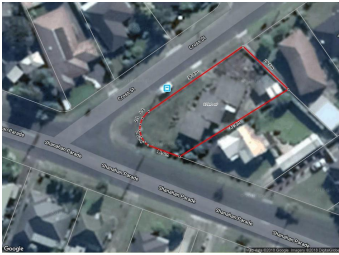


Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 SHANAHAN PARADE, NEWBOROUGH,

3 2 1

Indicative Selling Price

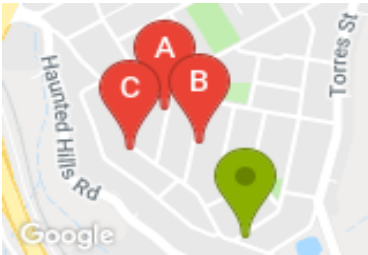
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$220,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$247,000

01 January 2018 to 30 June 2018

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.



13 FORD AVE, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$230,000

Sale Date: 10/01/2018

Distance from Property: 533m



14 DURHAM RD, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$213,000

Sale Date: 05/03/2018

Distance from Property: 371m



57 SHANAHAN PDE, NEWBOROUGH, VIC 3825

3 1 3

Sale Price

\$236,000

Sale Date: 22/05/2018

Distance from Property: 495m



This report has been compiled on 26/07/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - 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

8 SHANAHAN PARADE, NEWBOROUGH, VIC

Indicative selling price

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

Single Price:

\$220,000

Median sale price

Median price

\$247,000

House

X

Unit


Suburb

NEWBOROUGH

Period

01 January 2018 to 30 June 2018

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
13 FORD AVE, NEWBOROUGH, VIC 3825	\$230,000	10/01/2018
14 DURHAM RD, NEWBOROUGH, VIC 3825	\$213,000	05/03/2018
57 SHANAHAN PDE, NEWBOROUGH, VIC 3825	\$236,000	22/05/2018