







PROPERTYSALES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 LEITH STREET, NEWBOROUGH, VIC







Indicative Selling Price

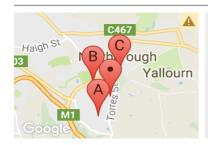
For the meaning of this price see consumer.vic.au/underquoting

\$132,000

Single Price:

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$230,000

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.



18 GUY ST, NEWBOROUGH, VIC 3825







Sale Price

\$110,000

Sale Date: 07/12/2016

Distance from Property: 652m





65 CHAMBERLAIN RD, NEWBOROUGH, VIC







Sale Price

*\$140,500

Sale Date: 04/11/2017

Distance from Property: 598m





3 BOOLARRA AVE, NEWBOROUGH, VIC 3825







Sale Price

\$130,000

Sale Date: 14/02/2017

Distance from Property: 740m



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	1 LEITH STREET, NEWBOROUGH, VIC 3825
---	--------------------------------------

Indicative selling price

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

Single Price:	\$132,000

Median sale price

Median price	\$230,000	House	Χ	Unit	Suburb	NEWBOROUGH
Period	Period 01 January 2017 to 31 December 2017			Source	p	ricefinder

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
18 GUY ST, NEWBOROUGH, VIC 3825	\$110,000	07/12/2016
65 CHAMBERLAIN RD, NEWBOROUGH, VIC 3825	*\$140,500	04/11/2017
3 BOOLARRA AVE, NEWBOROUGH, VIC 3825	\$130,000	14/02/2017