

STATEMENT OF INFORMATION

49 BOOLARRA 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



49 BOOLARRA AVENUE, NEWBOROUGH, 2 1 1

Indicative Selling Price

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

Single Price: **\$120,000**

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: 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.



3 BOOLARRA AVE, NEWBOROUGH, VIC 3825

3 1 1

Sale Price

\$130,000

Sale Date: 14/02/2017

Distance from Property: 534m



18 ELLINBANK ST, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$117,500

Sale Date: 23/12/2015

Distance from Property: 319m



8 NEWSTEAD ST, NEWBOROUGH, VIC 3825

2 1 1

Sale Price

\$115,000

Sale Date: 05/03/2017

Distance from Property: 646m



This report has been compiled on 22/11/2017 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

49 BOOLARRA AVENUE, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price:

\$120,000

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
3 BOOLARRA AVE, NEWBOROUGH, VIC 3825	\$130,000	14/02/2017
18 ELLINBANK ST, NEWBOROUGH, VIC 3825	\$117,500	23/12/2015
8 NEWSTEAD ST, NEWBOROUGH, VIC 3825	\$115,000	05/03/2017