

STATEMENT OF INFORMATION

18 ELLINBANK STREET, NEWBOROUGH, VIC

PREPARED BY DANNY EDEBOHLS, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 ELLINBANK STREET, NEWBOROUGH,  4  2  3

Indicative Selling Price

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

Single Price: **\$310,000**

Provided by: Danny Edebohls, 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: 

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.



8 MERTON CRT, NEWBOROUGH, VIC 3825

 4  2  2

Sale Price

\$310,000

Sale Date: 22/09/2017

Distance from Property: 2km



28 MURRAY RD, NEWBOROUGH, VIC 3825

 3  2  2

Sale Price

\$300,000

Sale Date: 21/02/2018

Distance from Property: 1.2km



7 HARVEY ST, NEWBOROUGH, VIC 3825

 3  2  3

Sale Price

\$306,000

Sale Date: 25/01/2018

Distance from Property: 1.6km



This report has been compiled on 05/07/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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17 CENTRAL AVE, NEWBOROUGH, VIC 3825

 **3**  **2**  **6**

Sale Price

\$295,000

Sale Date: 02/08/2017

Distance from Property: 1.3km



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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

18 ELLINBANK STREET, NEWBOROUGH, VIC

Indicative selling price

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

Single Price:

\$310,000

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
8 MERTON CRT, NEWBOROUGH, VIC 3825	\$310,000	22/09/2017
28 MURRAY RD, NEWBOROUGH, VIC 3825	\$300,000	21/02/2018
7 HARVEY ST, NEWBOROUGH, VIC 3825	\$306,000	25/01/2018
17 CENTRAL AVE, NEWBOROUGH, VIC 3825	\$295,000	02/08/2017