







Danny Edebohls OPERTYSAL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 ELLINBANK STREET, NEWBOROUGH, 🕮 4 🕒 2 🚓 3







Indicative Selling Price

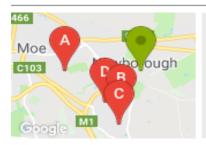
For the meaning of this price see consumer.vic.au/underquoting

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: **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.



8 MERTON CRT, NEWBOROUGH, VIC 3825







Sale Price

\$310,000

Sale Date: 22/09/2017

Distance from Property: 2km





28 MURRAY RD, NEWBOROUGH, VIC 3825











Sale Price

\$300,000

Sale Date: 21/02/2018

Distance from Property: 1.2km





7 HARVEY ST, NEWBOROUGH, VIC 3825









Sale Price

\$306,000

Sale Date: 25/01/2018

Distance from Property: 1.6km





Danny Edebohls ROPERTYSAL



17 CENTRAL AVE, NEWBOROUGH, VIC 3825 🚊 3 😩 2 🚓 6



Sale Price

\$295,000

Sale Date: 02/08/2017

Distance from Property: 1.3km



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
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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	=	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
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