

STATEMENT OF INFORMATION

25 ELLINBANK STREET, NEWBOROUGH, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 ELLINBANK STREET, NEWBOROUGH, 3 1 2

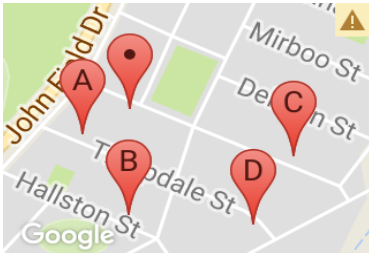
Indicative Selling Price

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

Single Price: **\$195,000**

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$255,500

01 January 2018 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



26 THORPDALE ST, NEWBOROUGH, VIC 3825 3 1 3

Sale Price

\$200,000

Sale Date: 03/11/2017

Distance from Property: 88m



2 HALLSTON ST, NEWBOROUGH, VIC 3825 3 1 3

Sale Price

\$193,500

Sale Date: 02/11/2017

Distance from Property: 189m



6 ELLINBANK ST, NEWBOROUGH, VIC 3825 3 1 2

Sale Price

\$188,000

Sale Date: 31/10/2017

Distance from Property: 278m



This report has been compiled on 19/06/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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3 THORPDALE ST, NEWBOROUGH, VIC 3825

 **3**  **1**  **2**

Sale Price

\$190,000

Sale Date: 24/08/2017

Distance from Property: 286m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 ELLINBANK STREET, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price:

\$195,000

Median sale price

Median price

\$255,500

House

X

Unit


Suburb

NEWBOROUGH

Period

01 January 2018 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
26 THORPDALE ST, NEWBOROUGH, VIC 3825	\$200,000	03/11/2017
2 HALLSTON ST, NEWBOROUGH, VIC 3825	\$193,500	02/11/2017
6 ELLINBANK ST, NEWBOROUGH, VIC 3825	\$188,000	31/10/2017
3 THORPDALE ST, NEWBOROUGH, VIC 3825	\$190,000	24/08/2017