

STATEMENT OF INFORMATION

10 SMALLBURN AVENUE, NEWBOROUGH, VIC 3825

PREPARED BY KERRY FARRUGIA, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 SMALLBURN AVENUE, NEWBOROUGH, 3 2 2

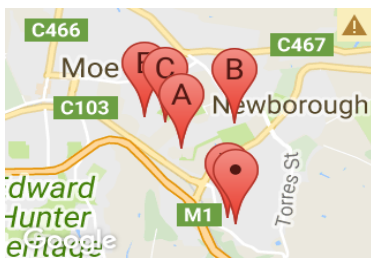
Indicative Selling Price

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

Single Price: **\$249,000**

Provided by: Kerry Farrugia, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$266,000

01 January 2018 to 31 March 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.



20 COLLI DR, NEWBOROUGH, VIC 3825

3 2 4

Sale Price

\$256,000

Sale Date: 02/03/2018

Distance from Property: 1.3km



23 SOUTHWELL AVE, NEWBOROUGH, VIC

3 2 4

Sale Price

\$255,000

Sale Date: 28/02/2018

Distance from Property: 1.4km



27 STAMFORD ST, NEWBOROUGH, VIC 3825

3 2 3

Sale Price

\$259,000

Sale Date: 13/09/2017

Distance from Property: 1.7km



This report has been compiled on 25/05/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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22 SMALLBURN AVE, NEWBOROUGH, VIC

 3  2  2

Sale Price

\$245,000

Sale Date: 03/01/2017

Distance from Property: 130m



21 DINWOODIE DR, NEWBOROUGH, VIC 3825

 4  2  2

Sale Price

\$245,000

Sale Date: 11/01/2017

Distance from Property: 1.9km



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

10 SMALLBURN AVENUE, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price:

\$249,000

Median sale price

Median price

\$266,000

House

X

Unit


Suburb

NEWBOROUGH

Period

01 January 2018 to 31 March 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
20 COLLI DR, NEWBOROUGH, VIC 3825	\$256,000	02/03/2018
23 SOUTHWELL AVE, NEWBOROUGH, VIC 3825	\$255,000	28/02/2018
27 STAMFORD ST, NEWBOROUGH, VIC 3825	\$259,000	13/09/2017
22 SMALLBURN AVE, NEWBOROUGH, VIC 3825	\$245,000	03/01/2017

21 DINWOODIE DR, NEWBOROUGH, VIC 3825	\$245,000	11/01/2017
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