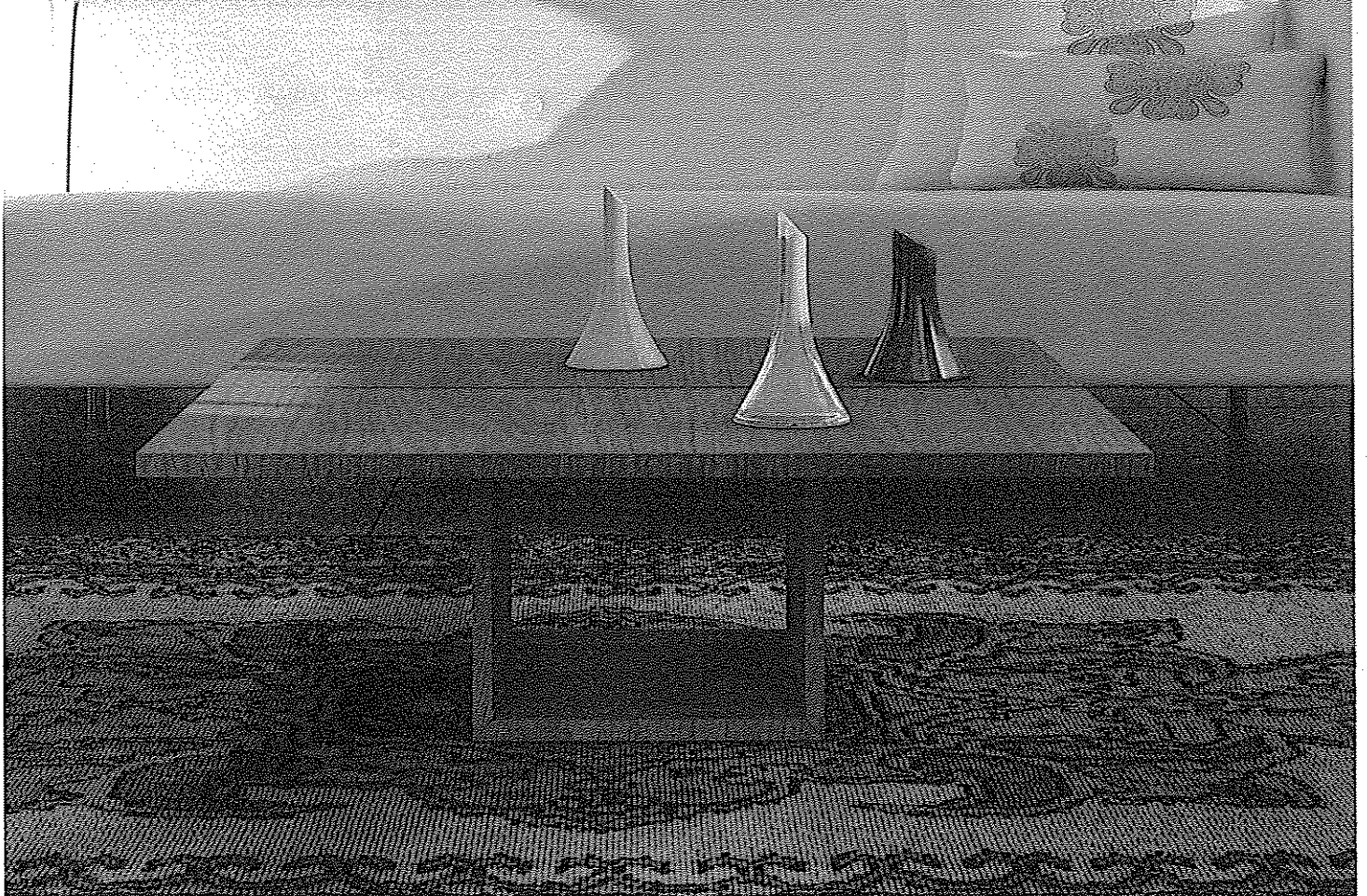


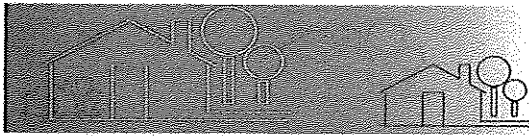
STATEMENT OF INFORMATION

11 LAW STREET, NEWBOROUGH, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTY SALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 LAW STREET, NEWBOROUGH, VIC

3 1 2

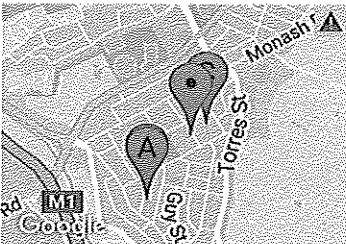
Indicative Selling Price

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

Price Range: \$200,000 to \$220,000

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$225,000

01 April 2016 to 31 March 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.



10 FORD AVE, NEWBOROUGH, VIC 3825

3 1 3

Sale Price

Price Withheld

Sale Date: 12/05/2017

Distance from Property: 565m



12 FORD AVE, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$230,000

Sale Date: 22/02/2017

Distance from Property: 548m



20 HEATHER GR, NEWBOROUGH, VIC 3825

3 1 3

Sale Price

Price Withheld

Sale Date: 07/06/2017

Distance from Property: 133m



This report has been compiled on 27/06/2017 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

11 LAW STREET, NEWBOROUGH, VIC 3825

Indicative selling price

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

Price Range: \$200,000 to \$220,000

Median sale price

Median price

\$225,000

House

Unit

Suburb

NEWBOROUGH

Period

01 April 2016 to 31 March 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
10 FORD AVE, NEWBOROUGH, VIC 3825	Price Withheld	12/05/2017
12 FORD AVE, NEWBOROUGH, VIC 3825	\$230,000	22/02/2017
20 HEATHER GR, NEWBOROUGH, VIC 3825	Price Withheld	07/06/2017

