







Danny Edebohls OPERTYSAL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 BALFOUR STREET, NEWBOROUGH, VIC 🕮 2 🕒 1 🚓 1

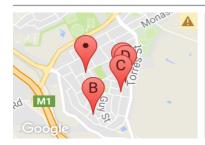
Indicative Selling Price

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

Single Price: \$175,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$244,500

01 April 2017 to 30 September 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.



6 PAISLEY ST, NEWBOROUGH, VIC 3825







Sale Price

\$235,000

Sale Date: 06/07/2017

Distance from Property: 484m





33 SHANAHAN PDE, NEWBOROUGH, VIC 3825 🕮 2 🕒 1







Sale Price

\$219,000

Sale Date: 31/01/2017

Distance from Property: 604m





39 CROSS ST, NEWBOROUGH, VIC 3825







Sale Price

\$157,000

Sale Date: 25/01/2017

Distance from Property: 531m





PROPERTYSAL



3 PAISLEY ST, NEWBOROUGH, VIC 3825 🚊 2 😓 1 😓 2



Sale Price \$170,000

Sale Date: 20/12/2016

Distance from Property: 529m



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	8 BALFOUR STREET, NEWBOROUGH, VIC 3825
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Indicative selling price

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

Single Price: \$175,000

Median sale price

Median price	\$244,500	House	X	Unit		Suburb	NEWBOROUGH
Period	01 April 2017 to 30 September 2017			Sour	се	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
6 PAISLEY ST, NEWBOROUGH, VIC 3825	\$235,000	06/07/2017
33 SHANAHAN PDE, NEWBOROUGH, VIC 3825	\$219,000	31/01/2017
39 CROSS ST, NEWBOROUGH, VIC 3825	\$157,000	25/01/2017
3 PAISLEY ST, NEWBOROUGH, VIC 3825	\$170,000	20/12/2016

