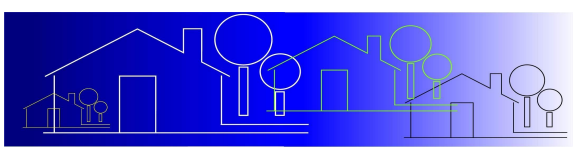




STATEMENT OF INFORMATION

5 PHELPS COURT, NEWBOROUGH, VIC-3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES

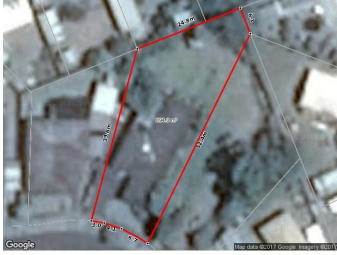


Danny Edebohls
PROPERTY SALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 PHELPS COURT, NEWBOROUGH, VIC

3 2 1

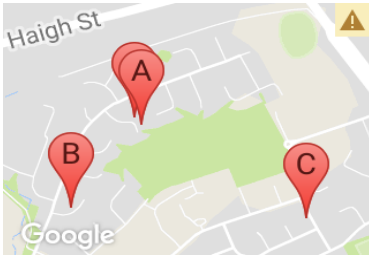
Indicative Selling Price

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

Single Price: \$329,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$235,000

01 October 2016 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.



7 PHELPS CRT, NEWBOROUGH, VIC 3825

3 2 2

Sale Price

\$300,000

Sale Date: 14/10/2017

Distance from Property: 34m



2 VARCOE CRT, NEWBOROUGH, VIC 3825

4 2 1

Sale Price

\$285,000

Sale Date: 07/03/2017

Distance from Property: 383m



5 FURNELL ST, NEWBOROUGH, VIC 3825

3 2 2

Sale Price

\$326,000

Sale Date: 21/11/2016

Distance from Property: 664m

This report has been compiled on 05/12/2017 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

5 PHELPS COURT, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price:

\$329,000

Median sale price

Median price

\$235,000

House

Unit

Suburb

NEWBOROUGH

Period

01 October 2016 to 30 September 2017

Source

pricfinder

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
7 PHELPS CRT, NEWBOROUGH, VIC 3825	\$300,000	14/10/2017
2 VARCOE CRT, NEWBOROUGH, VIC 3825	\$285,000	07/03/2017
5 FURNELL ST, NEWBOROUGH, VIC 3825	\$326,000	21/11/2016