

PROPERTYSALES

STATEMENT OF INFORMATION

62 CROSS STREET, NEWBOROUGH, VIC 3825
PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



PROPERTYSALES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



62 CROSS STREET, NEWBOROUGH, VIC







Indicative Selling Price

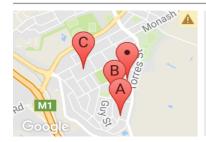
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$275,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$243,250

01 October 2017 to 31 December 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.



22 CROSS ST, NEWBOROUGH, VIC 3825







Sale Price

\$265,000

Sale Date: 18/11/2016

Distance from Property: 524m





16 TOVELL ST, NEWBOROUGH, VIC 3825









Sale Price

\$269,000

Sale Date: 07/11/2016

Distance from Property: 308m





17 CENTRAL AVE, NEWBOROUGH, VIC 3825







Sale Price

\$295,000

Sale Date: 02/08/2017

Distance from Property: 588m



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	62 CROSS 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:	\$275,000

Median sale price

Median price	\$243,250	House	Χ	Unit		Suburb	NEWBOROUGH
Period	01 October 2017 to 31 December 2017		Source	e	pricefinder		

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
22 CROSS ST, NEWBOROUGH, VIC 3825	\$265,000	18/11/2016
16 TOVELL ST, NEWBOROUGH, VIC 3825	\$269,000	07/11/2016
17 CENTRAL AVE, NEWBOROUGH, VIC 3825	\$295,000	02/08/2017