



Danny Edebohls
PROPERTYSALES

STATEMENT OF INFORMATION

62 CROSS STREET, NEWBOROUGH, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



62 CROSS STREET, NEWBOROUGH, VIC

3 1 3

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

3 1 4

Sale Price

\$265,000

Sale Date: 18/11/2016

Distance from Property: 524m



16 TOVELL ST, NEWBOROUGH, VIC 3825

3 2 3

Sale Price

\$269,000

Sale Date: 07/11/2016

Distance from Property: 308m



17 CENTRAL AVE, NEWBOROUGH, VIC 3825

3 2 6

Sale Price

\$295,000

Sale Date: 02/08/2017

Distance from Property: 588m



This report has been compiled on 04/01/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - 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

62 CROSS STREET, NEWBOROUGH, VIC 3825

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

X

Unit


Suburb

NEWBOROUGH

Period

01 October 2017 to 31 December 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
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