



STATEMENT OF INFORMATION

12 FORD AVENUE, NEWBOROUGH, VIC 3825

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 FORD AVENUE, NEWBOROUGH, VIC

3 1 2

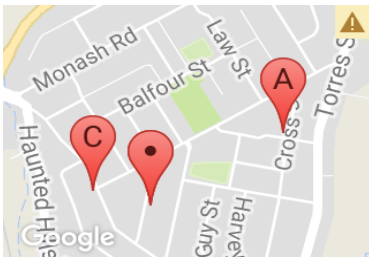
Indicative Selling Price

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

Single Price: **\$249,000**

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$230,000

01 January 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.



6 PAISLEY ST, NEWBOROUGH, VIC 3825

3 2 1

Sale Price

\$235,000

Sale Date: 06/07/2017

Distance from Property: 503m



12 FORD AVE, NEWBOROUGH, VIC 3825

3 1 2

Sale Price

\$230,000

Sale Date: 22/02/2017

Distance from Property: 0m



71 SHANAHAN PDE, NEWBOROUGH, VIC 3825

2 1 2

Sale Price

\$243,500

Sale Date: 26/07/2017

Distance from Property: 194m



This report has been compiled on 30/01/2018 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

12 FORD AVENUE, NEWBOROUGH, VIC 3825

Indicative selling price

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

Single Price:

\$249,000

Median sale price

Median price

\$230,000

House

X

Unit


Suburb

NEWBOROUGH

Period

01 January 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
6 PAISLEY ST, NEWBOROUGH, VIC 3825	\$235,000	06/07/2017
12 FORD AVE, NEWBOROUGH, VIC 3825	\$230,000	22/02/2017
71 SHANAHAN PDE, NEWBOROUGH, VIC 3825	\$243,500	26/07/2017