

# STATEMENT OF INFORMATION

73 TORRES STREET, NEWBOROUGH, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY SALES**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**73 TORRES STREET, NEWBOROUGH, VIC**  4  2  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$345,000**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

## MEDIAN SALE PRICE



**NEWBOROUGH, VIC, 3825**

Suburb Median Sale Price (House)

**\$225,000**

01 January 2017 to 31 December 2017

Provided by: 

## 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.



**66 CROSS ST, NEWBOROUGH, VIC 3825**  5  2  2

Sale Price

**\$349,000**

Sale Date: 13/12/2016

Distance from Property: 95m



**11 MURRAY RD, NEWBOROUGH, VIC 3825**  3  2  2

Sale Price

**\$338,000**

Sale Date: 31/10/2017

Distance from Property: 676m



**10 RITA CRT, NEWBOROUGH, VIC 3825**  3  2  2

Sale Price

**\$345,000**

Sale Date: 11/11/2016

Distance from Property: 1.4km



This report has been compiled on 08/03/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

73 TORRES STREET, NEWBOROUGH, VIC 3825

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$345,000

### Median sale price

Median price

\$225,000

House

Unit

Suburb

NEWBOROUGH

Period

01 January 2017 to 31 December 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
66 CROSS ST, NEWBOROUGH, VIC 3825	\$349,000	13/12/2016
11 MURRAY RD, NEWBOROUGH, VIC 3825	\$338,000	31/10/2017
10 RITA CRT, NEWBOROUGH, VIC 3825	\$345,000	11/11/2016