







Danny Edebohls OPERTYSAL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



73 TORRES STREET, NEWBOROUGH, VIC 🕮 4 🕒 2 🚓 1

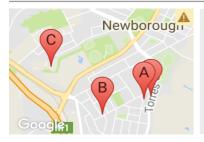
Indicative Selling Price

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

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: **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.



66 CROSS ST, NEWBOROUGH, VIC 3825







Sale Price

\$349,000

Sale Date: 13/12/2016

Distance from Property: 95m





11 MURRAY RD, NEWBOROUGH, VIC 3825







Sale Price

\$338,000

Sale Date: 31/10/2017

Distance from Property: 676m





10 RITA CRT, NEWBOROUGH, VIC 3825







Sale Price

\$345,000

Sale Date: 11/11/2016

Distance from Property: 1.4km



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

Single Price:	\$345,000

Median sale price

Median price	\$225,000	House	X	Unit	Suburb	NEWBOROUGH
Period	01 January 2017 to 31 December 2017		Source	p	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
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