

# STATEMENT OF INFORMATION

2/154 NARRACAN DRIVE, NEWBOROUGH, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY**SALES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/154 NARRACAN DRIVE, NEWBOROUGH,** 3 2 2

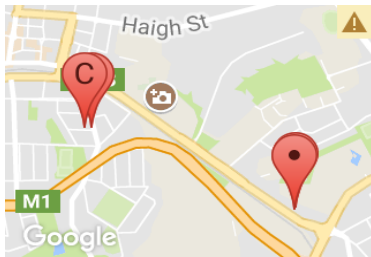
### Indicative Selling Price

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

Single Price: **\$297,500**

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

## MEDIAN SALE PRICE



**NEWBOROUGH, VIC, 3825**

Suburb Median Sale Price (House)

**\$266,000**

01 January 2018 to 31 March 2018

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.



**21 HIGH ST, MOE, VIC 3825**

- - -

Sale Price

**\$290,000**

Sale Date: 07/11/2016

Distance from Property: 1.4km



**3/154 NARRACAN DR, NEWBOROUGH, VIC**

3 2 2

Sale Price

**\$277,000**

Sale Date: 11/09/2017

Distance from Property: 21m



**1 CARBINE ST, MOE, VIC 3825**

2 1 1

Sale Price

**\*\$285,000**

Sale Date: 15/09/2017

Distance from Property: 1.5km



This report has been compiled on 25/05/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

2/154 NARRACAN DRIVE, 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:

\$297,500

Median sale price

Median price

\$266,000

House

Unit

X


Suburb

NEWBOROUGH

Period

01 January 2018 to 31 March 2018

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
21 HIGH ST, MOE, VIC 3825	\$290,000	07/11/2016
3/154 NARRACAN DR, NEWBOROUGH, VIC 3825	\$277,000	11/09/2017
1 CARBINE ST, MOE, VIC 3825	*\$285,000	15/09/2017