# **STATEMENT OF INFORMATION**

68 NEWARK AVENUE, NEWBOROUGH, VIC 3825 PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES







### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



### 68 NEWARK AVENUE, NEWBOROUGH, VIC 🕮 3 🕒 1 😓 1

Danny Edebohls

Indicative Selling Price

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

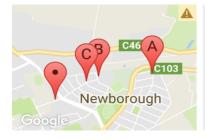
Single Price:

\$169,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

OPERTYSAL

### **MEDIAN SALE PRICE**



### **NEWBOROUGH, VIC, 3825**

Suburb Median Sale Price (House)

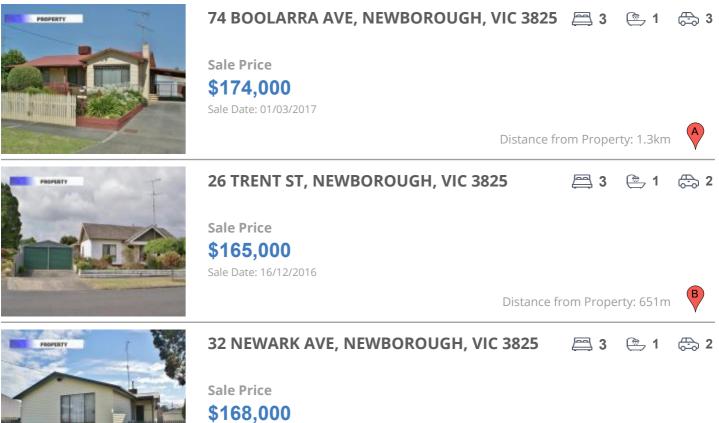
\$224,250

01 July 2016 to 30 June 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.



Sale Date: 13/08/2016

Distance from Property: 480m

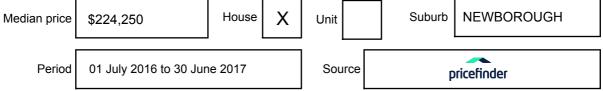
This report has been compiled on 11/08/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© 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 68 NEWARK AVENUE, NEWBOROUGH, VIC 3825 Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Single Price: \$169,000 Median sale price Madian price \$1000 Median sale price



### **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
74 BOOLARRA AVE, NEWBOROUGH, VIC 3825	\$174,000	01/03/2017
26 TRENT ST, NEWBOROUGH, VIC 3825	\$165,000	16/12/2016
32 NEWARK AVE, NEWBOROUGH, VIC 3825	\$168,000	13/08/2016

