

# STATEMENT OF INFORMATION

68 NEWARK AVENUE, 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



**68 NEWARK AVENUE, NEWBOROUGH, VIC**  3  1  1

### Indicative Selling Price

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

Single Price: **\$169,000**

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

## MEDIAN SALE PRICE



**NEWBOROUGH, VIC, 3825**

Suburb Median Sale Price (House)

**\$224,250**

01 July 2016 to 30 June 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.



**74 BOOLARRA AVE, NEWBOROUGH, VIC 3825**  3  1  3

Sale Price

**\$174,000**

Sale Date: 01/03/2017

Distance from Property: 1.3km



**26 TRENT ST, NEWBOROUGH, VIC 3825**  3  1  2

Sale Price

**\$165,000**

Sale Date: 16/12/2016

Distance from Property: 651m



**32 NEWARK AVE, NEWBOROUGH, VIC 3825**  3  1  2

Sale Price

**\$168,000**

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](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

68 NEWARK AVENUE, NEWBOROUGH, VIC 3825

### Indicative selling price

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Single Price: \$169,000

### Median sale price

Median price \$224,250

House

Unit

Suburb

NEWBOROUGH

Period 01 July 2016 to 30 June 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 |
|---------------------------------------|-----------|--------------|
| 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   |