







Danny Edebohls OPERTYSALI

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/45 DINWOODIE DRIVE, NEWBOROUGH, 🕮 2 🕒 1







Indicative Selling Price

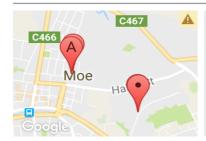
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$135,000

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (Unit)

\$137,500

01 April 2016 to 31 March 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.



2/6 BAXTER CRT, MOE, VIC 3825







Sale Price

\$150,000

Sale Date: 05/12/2016

Distance from Property: 1km





5/4 BAXTER CRT, MOE, VIC 3825







Sale Price

\$165,000

Sale Date: 20/09/2016

Distance from Property: 1km





2/45 DINWOODIE DR, NEWBOROUGH, VIC







Sale Price

\$129,000

Sale Date: 08/08/2016

Distance from Property: 10m



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	1/45 DINWOODIE DRIVE, NEWBOROUGH, VIC 3825
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting $\label{eq:consumer} % \begin{subarray}{ll} \end{subarray} \begin{suba$

Single Price:	\$135,000	

Median sale price

Median price	\$137,500	House	Unit X	Suburb	NEWBOROUGH
Period	01 April 2016 to 31 March 2017		Source	p	ricefinder

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
2/6 BAXTER CRT, MOE, VIC 3825	\$150,000	05/12/2016
5/4 BAXTER CRT, MOE, VIC 3825	\$165,000	20/09/2016
2/45 DINWOODIE DR, NEWBOROUGH, VIC 3825	\$129,000	08/08/2016

