

# STATEMENT OF INFORMATION

1/45 DINWOODIE DRIVE, NEWBOROUGH, VIC 3825

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY SALES**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/45 DINWOODIE DRIVE, NEWBOROUGH,** 2 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://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** 2 1 1

Sale Price

**\$150,000**

Sale Date: 05/12/2016

Distance from Property: 1km



**5/4 BAXTER CRT, MOE, VIC 3825** 2 1 1

Sale Price

**\$165,000**

Sale Date: 20/09/2016

Distance from Property: 1km



**2/45 DINWOODIE DR, NEWBOROUGH, VIC** 2 1 1

Sale Price

**\$129,000**

Sale Date: 08/08/2016

Distance from Property: 10m

This report has been compiled on 16/06/2017 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

1/45 DINWOODIE 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: \$135,000

### Median sale price

Median price

\$137,500

House

Unit

X

Suburb

NEWBOROUGH

Period

01 April 2016 to 31 March 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
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