







Danny Edebohls OPERTYSAL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 JEERALANG AVENUE, NEWBOROUGH, 🕮 3 🕒 2 🚓 2

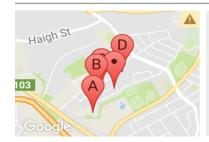
Indicative Selling Price

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

Single Price: 310,000

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



NEWBOROUGH, VIC, 3825

Suburb Median Sale Price (House)

\$250,750

01 April 2017 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.



10 RITA CRT, NEWBOROUGH, VIC 3825







Sale Price

\$345,000

Sale Date: 11/11/2016

Distance from Property: 445m





5 JEERALANG AVE, NEWBOROUGH, VIC 3825







Sale Price

\$320,000

Sale Date: 06/05/2017

Distance from Property: 236m





6 HALL CRT, NEWBOROUGH, VIC 3825







Sale Price

\$380,000

Sale Date: 21/04/2017

Distance from Property: 168m





PROPERTYSALES



37 TRESSWELL AVE, NEWBOROUGH, VIC 3825 🕮 3 🕒 2 🚓 2

\$307,500Sale Date: 23/03/2017

Distance from Property: 260m



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	26 JEERALANG AVENUE, NEWBOROUGH, VIC 3825
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Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquotin
Single Price:	310,000	

Median sale price

Median price	\$250,750	House	X	Unit		Suburb	NEWBOROUGH
Period	01 April 2017 to 30 June 2017		Source	 e	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
10 RITA CRT, NEWBOROUGH, VIC 3825	\$345,000	11/11/2016
5 JEERALANG AVE, NEWBOROUGH, VIC 3825	\$320,000	06/05/2017
6 HALL CRT, NEWBOROUGH, VIC 3825	\$380,000	21/04/2017
37 TRESSWELL AVE, NEWBOROUGH, VIC 3825	\$307,500	23/03/2017

