

STATEMENT OF INFORMATION

26 JEERALANG AVENUE, 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



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 3 2 2

Sale Price

\$345,000

Sale Date: 11/11/2016

Distance from Property: 445m



5 JEERALANG AVE, NEWBOROUGH, VIC 3825 3 2 4

Sale Price

\$320,000

Sale Date: 06/05/2017

Distance from Property: 236m



6 HALL CRT, NEWBOROUGH, VIC 3825 3 3 2

Sale Price

\$380,000

Sale Date: 21/04/2017

Distance from Property: 168m

This report has been compiled on 27/09/2017 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.



37 TRESSWELL AVE, NEWBOROUGH, VIC 3825  3  2  2

Sale Price

\$307,500

Sale 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

Indicative selling price

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

Single Price: 310,000

Median sale price

Median price

\$250,750

House

Unit

Suburb

NEWBOROUGH

Period

01 April 2017 to 30 June 2017

Source



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