

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 2/34 Glover Street Newcomb

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$325,000 & \$345,000

#### Median sale price

Median price: \$307,500 Unit Suburb: Newcomb  
Period - From: 01/03/2016 to 31/03/2017 Source: PDOL

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 2/22 Lancaster Av NEWCOMB

Sold by Private Sale \$324,500  
Date Sold Nov 2016  
Land 437 SqM

3



#### 1a Watsons Rd NEWCOMB

Sold by Private Sale \$327,500  
Date Sold Nov 2016  
Land 373 SqM

3



#### 2/60 Bellarine Hwy NEWCOMB

Brand new and built to a standard, not to a budget is this wonderfully designed townhouse that could be the ultimate

Sold by Private Sale \$367,000  
Date Sold Feb 2017

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