

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 LUCAS STREET, NEWCOMB, VIC 3219

3 1 1

Indicative Selling Price

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

Price Range: **379,000 to 399,000**

MEDIAN SALE PRICE



NEWCOMB, VIC, 3219

Suburb Median Sale Price (House)

\$315,000

01 July 2016 to 30 June 2017

Provided by:

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.



54 BELLARINE HWY, NEWCOMB, VIC 3219

3 1 1

Sale Price

\$387,000

Sale Date: 06/05/2017

Distance from Property: 1km



20 DORWARD AVE, NEWCOMB, VIC 3219

3 1 3

Sale Price

\$390,000

Sale Date: 17/03/2017

Distance from Property: 709m



27 RICHARD ST, NEWCOMB, VIC 3219

3 1 1

Sale Price

\$367,000

Sale Date: 24/01/2017

Distance from Property: 246m



This report has been compiled on 13/07/2017 by James Ferris. Property Data Solutions Pty Ltd 2017 - 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

35 LUCAS STREET, NEWCOMB, VIC 3219

Indicative selling price

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Price Range: 379,000 to 399,000

Median sale price

Median price \$315,000

House

Unit

Suburb

NEWCOMB

Period 01 July 2016 to 30 June 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
54 BELLARINE HWY, NEWCOMB, VIC 3219	\$387,000	06/05/2017
20 DORWARD AVE, NEWCOMB, VIC 3219	\$390,000	17/03/2017
27 RICHARD ST, NEWCOMB, VIC 3219	\$367,000	24/01/2017