

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 IVANHOE COURT, NEWCOMB, VIC 3219  2  1  1

Indicative Selling Price

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

Price Range: \$299,000 to \$329,000

Provided by: Mel Pavic, Roncon Real Estate

MEDIAN SALE PRICE



NEWCOMB, VIC, 3219

Suburb Median Sale Price (House)

\$375,000

01 April 2017 to 31 March 2018

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.



8/5 OXFORD ST, WHITTINGTON, VIC 3219  2  1  1

Sale Price

\$300,000

Sale Date: 06/03/2018

Distance from Property: 1.1 km



2/5 CHARLOTTE AVE, NEWCOMB, VIC 3219  2  1  1

Sale Price

\$365,000

Sale Date: 11/01/2018

Distance from Property: 434m



3/1 FERN ST, NEWCOMB, VIC 3219  2  1  1

Sale Price

\$355,000

Sale Date: 30/11/2017

Distance from Property: 287m



This report has been compiled on 30/05/2018 by Roncon Real Estate. Property Data Solutions Pty Ltd 2018 - 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

11 IVANHOE COURT, NEWCOMB, VIC 3219

Indicative selling price

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Price Range:

\$299,000 to \$329,000

Median sale price

Median price

\$375,000

House

Unit

X

Suburb

NEWCOMB

Period

01 April 2017 to 31 March 2018

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
8/5 OXFORD ST, WHITTINGTON, VIC 3219	\$300,000	06/03/2018
2/5 CHARLOTTE AVE, NEWCOMB, VIC 3219	\$365,000	11/01/2018
3/1 FERN ST, NEWCOMB, VIC 3219	\$355,000	30/11/2017