

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 11 IVANHOE COURT, NEWCOMB, VIC 3219 🕮 2 🕒 1

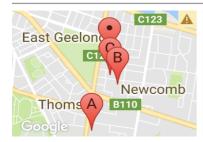
#### **Indicative Selling Price**

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: **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.



## 8/5 OXFORD ST, WHITTINGTON, VIC 3219







**Sale Price** 

\$300,000

Sale Date: 06/03/2018

Distance from Property: 1.1km













\$365,000

Sale Date: 11/01/2018

Distance from Property: 434m





3/1 FERN ST, NEWCOMB, VIC 3219







Sale Price

\$355,000

Sale Date: 30/11/2017

Distance from Property: 287m



## 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
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## Indicative selling price

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

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

## Median sale price

Median price	\$375,000	House	Unit 🕽	Suburb	NEWCOMB	
Period	01 April 2017 to 31 March 2018		Source	F	pricefinder	

## 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