



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

10 Cheltenham Road,  
NEWCOMB 3219

House

4 beds

2 baths

4 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$489,000 - \$535,000**

### Median sale price

Median **House** for **NEWCOMB** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$432,500**

### 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 the most comparable to the property for sale.

**9 Bayfield Court,**  
Newcomb 3219

**Price \$550,000** Sold 21  
December 2018

**12 Watsons Road,**  
Newcomb 3219

**Price \$551,000** Sold 19  
September 2018

**8 Cheltenham Road,**  
Newcomb 3219

**Price \$535,000** Sold 19 May  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3216 Pty Ltd t/as  
Hayeswinckle Agent**

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



**Yan Lin**

03 5241 1488  
0433 841 513

[yan.lin@hayeswinckle.com.au](mailto:yan.lin@hayeswinckle.com.au)



**Tiffany Simpson**

03 5229 4440  
0417 149 049

[tiffany.simpson@hayeswinckle.com.au](mailto:tiffany.simpson@hayeswinckle.com.au)

**[hayeswinckle]**