

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/3 Morpeth Street, Newcomb Vic 3219

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$475,000 Property Type Unit Suburb Newcomb

Period - From 15/01/2023 to 14/01/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	2/51-53 Helms St NEWCOMB 3219	\$417,000	24/08/2023
2	2/21 Chapel St WHITTINGTON 3219	\$397,000	04/11/2023
3	3/30-32 Enfield Dr ST ALBANS PARK 3219	\$385,000	04/11/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/01/2024 14:23



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

15/01/2023 - 14/01/2024: \$475,000

Comparable Properties



2/51-53 Helms St NEWCOMB 3219 (REI/VG)

Agent Comments



Price: \$417,000

Method: Private Sale

Date: 24/08/2023

Property Type: Unit



2/21 Chapel St WHITTINGTON 3219 (REI/VG)

Agent Comments



Price: \$397,000

Method: Private Sale

Date: 04/11/2023

Property Type: Unit

Land Size: 269 sqm approx



3/30-32 Enfield Dr ST ALBANS PARK 3219 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 04/11/2023

Property Type: Unit

Land Size: 137 sqm approx

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