



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 7 Neptune Avenue, NEWCOMB 3219

Indicative selling price

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

Range \$399,000 - \$439,000

Median sale price

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

Sourced from **Pricefinder**.

\$435,500

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.

7 Myrtle Avenue,
Newcomb 3219

Price **\$491,500** Sold 03 July
2019

24 Neptune Avenue,
Newcomb 3219

Price **\$390,000** Sold 01
August 2019

5 Dorward Avenue,
Newcomb 3219

Price **\$455,000** Sold 01
August 2019

This Statement of Information was prepared on 28th Oct 2019

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.

House
3 beds 1 baths 2 parking

**Team 3219 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents



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