

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 13 Cheltenham Road, NEWCOMB 3219

Indicative selling price

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

Range \$449,000 - \$489,000

Median sale price

Median **House** for **NEWCOMB** for period **Jul 2019 - Dec 2019**

Sourced from **Pricefinder**.

\$449,000

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 Dorward Avenue,
Newcomb 3219

Price \$489,000 Sold 24
August 2019

5 Dorward Avenue,
Newcomb 3219

Price \$455,000 Sold 31 July
2019

14 Drysdale Avenue,
Newcomb 3219

Price \$477,000 Sold 01 July
2019

This Statement of Information was prepared on 7th Jan 2020

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



1 parking

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

267 Myers Street,
East Geelong VIC 3219

Contact agents



Tiffany Simpson

5229 4440
0417 149 049

tiffany.simpson@hayeswinckle.com.au



Yan Lin

03 5241 1488
0433 841 513

yan.lin@hayeswinckle.com.au

[**hayeswinckle**]