

# STATEMENT OF INFORMATION

105B BOUNDARY ROAD, NEWCOMB, VIC 3219

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**105B BOUNDARY ROAD, NEWCOMB,**

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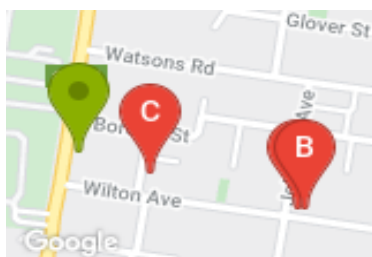
**Indicative Selling Price**

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

**Price Range: \$399,000 to \$435,000**

Provided by: Yan Lin, Hayeswinckle

## MEDIAN SALE PRICE



**NEWCOMB, VIC, 3219**

**Suburb Median Sale Price (House)**

**\$453,000**

01 July 2019 to 30 June 2020

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.



**39 WILTON AVE, NEWCOMB, VIC 3219**

3 1 1

**Sale Price**

**\$420,000**

Sale Date: 04/06/2020

Distance from Property: 369m



**41 WILTON AVE, NEWCOMB, VIC 3219**

3 1 1

**Sale Price**

**\$476,000**

Sale Date: 28/03/2020

Distance from Property: 382m



**3 FERN ST, NEWCOMB, VIC 3219**

2 2 2

**Sale Price**

**\$440,000**

Sale Date: 19/06/2020

Distance from Property: 123m



This report has been compiled on 24/09/2020 by Hayeswinckle . Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

105B BOUNDARY ROAD, NEWCOMB, VIC 3219

### Indicative selling price

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

Price Range:

\$399,000 to \$435,000

### Median sale price

Median price

\$453,000

Property type

House

Suburb

NEWCOMB

Period

01 July 2019 to 30 June 2020

Source



### 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

#### Price

#### Date of sale

|                                  |           |            |
|----------------------------------|-----------|------------|
| 39 WILTON AVE, NEWCOMB, VIC 3219 | \$420,000 | 04/06/2020 |
| 41 WILTON AVE, NEWCOMB, VIC 3219 | \$476,000 | 28/03/2020 |
| 3 FERN ST, NEWCOMB, VIC 3219     | \$440,000 | 19/06/2020 |

This Statement of Information was prepared

24/09/2020