

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 and
postcode

16 Charles Street Newcomb VIC 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Newcomb

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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

35 Poplar Street Newcomb VIC 3219	\$695,000	27-Mar-21
16 Portarlinton Road Newcomb VIC 3219	\$625,500	13-Mar-21
1 Newland Street Newcomb VIC 3219	\$630,000	27-Mar-21

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: 24 June 2021

Inspection & Application Process Please register your interest in this property by visiting the website and clicking on the 'enquire' button. Once the property has been viewed, please contact a sales agent to arrange a viewing. Inspections will be conducted in line with the advice of the Chief Health Officer. Please follow the instructions of your agent at the inspection, as they may be subject to change without notice. You cannot attend if: - you are - have been diagnosed with COVID-19 and are awaiting medical clearance - have been in close contact with a confirmed case of COVID-19 in the past 14 days or - arrived in Australia or New Zealand from overseas, past 14 days and returned for 14 days	35 Poplar Street Newcomb VIC 3219  3  1  2	Sold Price	\$695,000	Sold Date	27-Mar-21
				Distance	0.26km
	16 Portarlington Road Newcomb VIC 3219  1  1  2	Sold Price	\$625,500	Sold Date	13-Mar-21
				Distance	0.38km
	1 Newland Street Newcomb VIC 3219  3  1  -	Sold Price	\$630,000	Sold Date	27-Mar-21
				Distance	0.79km

RS = Recent sale UN = Undisclosed Sale

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