

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

5 JAPONICA COURT 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Newcomb

Period-from

01 Oct 2022

to

30 Sep 2023

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

2 NEPTUNE AVENUE NEWCOMB VIC 3219	\$525,000	27-Jun-23
4 CASSIA COURT NEWCOMB VIC 3219	\$515,000	07-Jul-23
34 NEPTUNE AVENUE NEWCOMB VIC 3219	\$550,000	10-Aug-23

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: 20 October 2023



**2 NEPTUNE AVENUE NEWCOMB
VIC 3219**

 3  1  1

Sold Price

\$525,000

Sold Date

27-Jun-23

Distance

0.34km



**4 CASSIA COURT NEWCOMB VIC
3219**

 3  1  1

Sold Price

\$515,000

Sold Date

07-Jul-23

Distance

0.4km



**34 NEPTUNE AVENUE NEWCOMB
VIC 3219**

 3  1  3

Sold Price

^{RS} **\$550,000**

Sold Date

10-Aug-23

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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