



Statement of Information

Sections 47AF of the Estate Agents Act 1980

4 Carol Court, NEWCOMB 3219

Indicative selling price

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

**Range from \$400,000 -
\$440,000**

Median sale price

Median **House** for **NEWCOMB** for period **Oct 2016 - Sep 2017**
Sourced from **Pricefinder**.

\$349,000

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.

3 Carol Court, Price **\$430,000** Sold 07 October 2017
Newcomb 3219

96 Helms, Price **\$482,000** Sold 09 September 2017
Newcomb 3219

28 Breadalbane Street, Price **\$495,000** Sold 18 June 2017
Newcomb 3219

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

Contact agents

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