



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**7 Myrtle Avenue,  
NEWCOMB 3219**

### Indicative selling price

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

**Range \$450,000 - \$495,000**

### Median sale price

Median **House** for **NEWCOMB** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$457,500**

### 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.

**9 Myrtle Avenue ,  
Newcomb 3219**

**Price \$445,000** Sold 08  
April 2019

**7 Brayshay Road,  
Newcomb 3219**

**Price \$475,000** Sold 08  
February 2019

**28 Glover Street,  
Newcomb 3219**

**Price \$500,000** Sold 16  
March 2019

### 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



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**[hayeswinckle]**