

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

26 Lancaster Avenue 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,000

Property type

House

Suburb

Newcomb

Period-from

01 Oct 2018

to

30 Sep 2019

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

118 Helms Street Newcomb VIC 3219	\$550,000	07-Sep-18
124 Wilsons Road Newcomb VIC 3219	\$525,000	03-Nov-18
97 Boundary Road Newcomb VIC 3219	\$525,000	31-Aug-19

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: 02 October 2019



118 Helms Street Newcomb VIC 3219

3 2 2

Sold Price

\$550,000

Sold Date

07-Sep-18

Distance

0.4km



124 Wilsons Road Newcomb VIC 3219

3 1 2

Sold Price

\$525,000

Sold Date

03-Nov-18

Distance

0.45km



97 Boundary Road Newcomb VIC 3219

4 2 3

Sold Price

^{RS} **\$525,000**

Sold Date

31-Aug-19

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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