



STATEMENT OF INFORMATION

11 DORWARD AVENUE, NEWCOMB, VIC 3219

PREPARED BY JENNY LE, HAYESWINCKLE , PHONE: 0434376892

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 DORWARD AVENUE, NEWCOMB, VIC

3 bedrooms 1 bathroom 1 car space

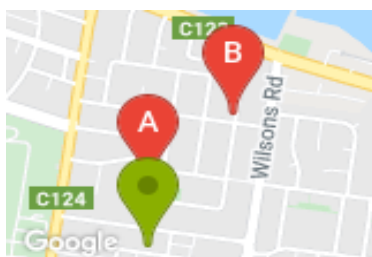
Indicative Selling Price

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

Price Range: \$479,000 to \$529,000

Provided by: Jenny Le, Hayeswinckle

MEDIAN SALE PRICE



NEWCOMB, VIC, 3219

Suburb Median Sale Price (Unit)

\$392,500

01 April 2020 to 31 March 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



2/42 POPLAR ST, NEWCOMB, VIC 3219

3 bedrooms - bathroom - car space

Sale Price

\$510,000

Sale Date: 23/11/2020

Distance from Property: 221m



1/28 BRAYSHAY RD, NEWCOMB, VIC 3219

3 bedrooms 2 bathroom 1 car space

Sale Price

\$478,500

Sale Date: 24/09/2020

Distance from Property: 545m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 DORWARD AVENUE, NEWCOMB, VIC 3219

Indicative selling price

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

Price Range:

\$479,000 to \$529,000

Median sale price

Median price

\$392,500

Property type

Unit

Suburb

NEWCOMB

Period

01 April 2020 to 31 March 2021

Source


pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

2/42 POPLAR ST, NEWCOMB, VIC 3219	\$510,000	23/11/2020
1/28 BRAYSHAY RD, NEWCOMB, VIC 3219	\$478,500	24/09/2020

This Statement of Information was prepared on:

24/04/2021