

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 or
locality and postcode

2/101 Helms Street, Newcomb Vic 3219

Indicative selling price

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

Range between \$299,000 & \$328,900

Median sale price

Median price \$525,000 Property Type Vacant land Suburb Newcomb

Period - From 09/02/2023 to 08/02/2024 Source REIV

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 eighteen 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
1	47 Gilroy Cr CHARLEMONT 3217	\$366,000	09/05/2023
2	15 Apollo Pl WHITTINGTON 3219	\$337,000	18/11/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on: 09/02/2024 16:11



Property Type:
Agent Comments

Indicative Selling Price
\$299,000 - \$328,900
Median Land Price
09/02/2023 - 08/02/2024: \$525,000

Comparable Properties

47 Gilroy Cr CHARLEMONT 3217 (VG) Agent Comments



Price: \$366,000
Method: Sale
Date: 09/05/2023
Property Type: Land
Land Size: 600 sqm approx



15 Apollo Pl WHITTINGTON 3219 (REI) Agent Comments



Price: \$337,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Land (Res)
Land Size: 647 sqm approx

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 eighteen months.

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326