

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

2/5 Helms Street, Newcomb Vic 3219

Indicative selling price

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

Range between \$519,000 & \$569,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Newcomb

Period - From 24/11/2021

to 23/11/2022

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 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
1	1/5 Helms St NEWCOMB 3219	\$586,250	17/03/2022
2	1/23 Glover St NEWCOMB 3219	\$540,000	09/07/2022
3	35 Ivy St NEWCOMB 3219	\$504,000	18/08/2022

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:

24/11/2022 11:29



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/5 Helms St NEWCOMB 3219 (REI/VG)

Agent Comments



Price: \$586,250

Method: Private Sale

Date: 17/03/2022

Property Type: Unit

Land Size: 278 sqm approx

1/23 Glover St NEWCOMB 3219 (VG)

Agent Comments



Price: \$540,000

Method: Sale

Date: 09/07/2022

Property Type: Flat/Unit/Apartment (Res)

35 Ivy St NEWCOMB 3219 (VG)

Agent Comments



Price: \$504,000

Method: Sale

Date: 18/08/2022

Property Type: Flat/Unit/Apartment (Res)