



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2 Diosma Crt 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 \$* 325,000 & \$355,000

Median sale price

(*Delete house or unit as applicable)

Median price \$312 250 *House ☒ *Unit ☐ Suburb or locality Newcomb VIC
Period - From MAR 16 to MAR 17 Source Pricefinder - Property Data Solutions

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 23 Veronica Ave Newcomb	\$325,500	22/4/17
2 34 Neptune Ave Newcomb	\$335,000	6/4/17
3 54 Bellarine Hwy Newcomb	\$387,000	6/5/17

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.

FP Geelong Pty Ltd t/as
Fruit Property Geelong
ABN 98 127 933 279
Office Level 1, 188 Latrobe Terrace,
Geelong VIC 3220
Ph. 03 5249 4949 Fax 03 5249 4999
Email geelong@fruitproperty.com
fruitproperty.com