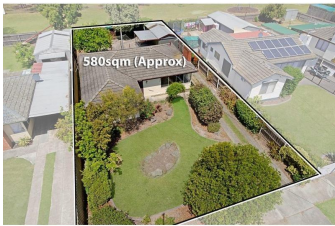


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 LUCAS STREET, NEWCOMB, VIC 3219

 3  1  1

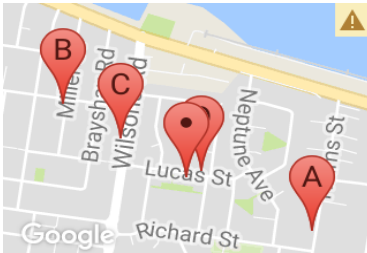
Indicative Selling Price

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

Price Range: 369,000 to 399,000

Provided by: Jessica Templeton, Roncon Real Estate

MEDIAN SALE PRICE



NEWCOMB, VIC, 3219

Suburb Median Sale Price (House)

\$390,000

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



42 HELMS ST, NEWCOMB, VIC 3219

 3  1  1

Sale Price

***\$469,000**

Sale Date: 16/12/2017

Distance from Property: 450m



38 CHARLES ST, NEWCOMB, VIC 3219

 3  1  2

Sale Price

***\$436,000**

Sale Date: 02/12/2017

Distance from Property: 481m



36 WILSONS RD, NEWCOMB, VIC 3219

 3  1  1

Sale Price

***\$426,000**

Sale Date: 11/11/2017

Distance from Property: 256m



This report has been compiled on 08/02/2018 by Roncon Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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23 LUCAS ST, NEWCOMB, VIC 3219

 **3**  **1**  **1**

Sale Price

\$396,000

Sale Date: 21/10/2017

Distance from Property: 55m



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 and
postcode

18 LUCAS STREET, NEWCOMB, VIC 3219

Indicative selling price

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

Price Range:

369,000 to 399,000

Median sale price

Median price

\$390,000

House

X

Unit

Suburb

NEWCOMB

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
42 HELMS ST, NEWCOMB, VIC 3219	*\$469,000	16/12/2017
38 CHARLES ST, NEWCOMB, VIC 3219	*\$436,000	02/12/2017
36 WILSONS RD, NEWCOMB, VIC 3219	*\$426,000	11/11/2017
23 LUCAS ST, NEWCOMB, VIC 3219	\$396,000	21/10/2017