

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

8/5 Helms Street, Newcomb Vic 3219

Indicative selling price

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

Range between \$469,000 & \$515,000

Median sale price

Median price \$475,000

Property Type Unit

Suburb Newcomb

Period - From 13/11/2022

to 12/11/2023

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	2/5 Helms St NEWCOMB 3219	\$530,000	23/12/2022
2	2/9-11 Helms St NEWCOMB 3219	\$515,000	13/07/2022
3	1/40 Helms St NEWCOMB 3219	\$475,000	17/02/2023

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:

13/11/2023 09:34

8/5 Helms Street, Newcomb Vic 3219

Harcourts

Joe Grgic

5278 7011

0438 328 728

joe.grgic@harcourts.com.au

Indicative Selling Price

\$469,000 - \$515,000

Median Unit Price

13/11/2022 - 12/11/2023: \$475,000



Property Type:

Agent Comments

Comparable Properties



2/5 Helms St NEWCOMB 3219 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 23/12/2022

Property Type: Unit



2/9-11 Helms St NEWCOMB 3219 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 13/07/2022

Property Type: Unit

1/40 Helms St NEWCOMB 3219 (VG)

Agent Comments



Price: \$475,000

Method: Sale

Date: 17/02/2023

Property Type: Strata Unit/Flat

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.