



EASTWOOD ANDREWS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 NEPTUNE AVENUE, NEWCOMB, VIC

4 1 3

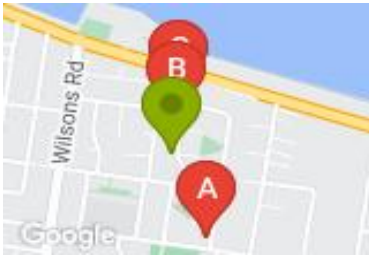
Indicative Selling Price

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

Price Range: \$540,000 to \$570,000

Provided by: Jayden Overall, Eastwood Andrews

MEDIAN SALE PRICE



NEWCOMB, VIC, 3219

Suburb Median Sale Price (House)

\$580,000

01 July 2022 to 30 June 2023

Provided by: pricefinder

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.



68 NEPTUNE AVE, NEWCOMB, VIC 3219

3 1 1

Sale Price

\$570,000

Sale Date: 25/05/2022

Distance from Property: 325m



18 NEPTUNE AVE, NEWCOMB, VIC 3219

2 1 1

Sale Price

\$540,000

Sale Date: 14/05/2022

Distance from Property: 123m



8 NEPTUNE AVE, NEWCOMB, VIC 3219

3 1 2

Sale Price

\$578,000

Sale Date: 13/10/2021

Distance from Property: 199m



This report has been compiled on 17/07/2023 by Eastwood Andrews. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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