



# STATEMENT OF INFORMATION

4 MURRAY STREET, NEWCOMB, VIC 3219

PREPARED BY JESSICA TEMPLETON, RONCON REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 MURRAY STREET, NEWCOMB, VIC 3219**  2  1  1

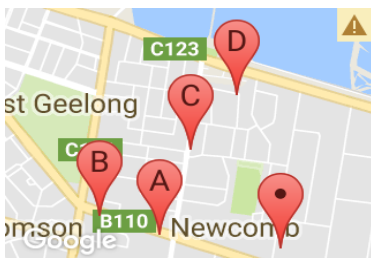
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: 335,000 to 365,000**

Provided by: Jessica Templeton, Roncon Real Estate

## MEDIAN SALE PRICE



**NEWCOMB, VIC, 3219**

Suburb Median Sale Price (House)

**\$350,000**

01 April 2017 to 30 September 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.



**56 BELLARINE HWY, NEWCOMB, VIC 3219**  2  1  1

Sale Price

**\*\$330,000**

Sale Date: 06/05/2017

Distance from Property: 794m



**14 BELLARINE HWY, NEWCOMB, VIC 3219**  2  1  1

Sale Price

**\$330,000**

Sale Date: 13/04/2017

Distance from Property: 1.2km



**67 WILSONS RD, NEWCOMB, VIC 3219**  3  1  1

Sale Price

**\$385,000**

Sale Date: 19/08/2017

Distance from Property: 916m



This report has been compiled on 09/11/2017 by Roncon Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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18 ANDREW ST, NEWCOMB, VIC 3219

 3  1  1

Sale Price  
**\$361,000**

Sale Date: 15/06/2017

Distance from Property: 1.1km



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

4 MURRAY STREET, NEWCOMB, VIC 3219

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

335,000 to 365,000

Median sale price

Median price

\$350,000

House

Unit

X

Suburb

NEWCOMB

Period

01 April 2017 to 30 September 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 |
|-------------------------------------|------------|--------------|
| 56 BELLARINE HWY, NEWCOMB, VIC 3219 | *\$330,000 | 06/05/2017   |
| 14 BELLARINE HWY, NEWCOMB, VIC 3219 | \$330,000  | 13/04/2017   |
| 67 WILSONS RD, NEWCOMB, VIC 3219    | \$385,000  | 19/08/2017   |
| 18 ANDREW ST, NEWCOMB, VIC 3219     | \$361,000  | 15/06/2017   |