

STATEMENT OF INFORMATION

3 BANKSIA COURT, NEWCOMB, VIC 3219

PREPARED BY JASON BARNETT AREI, BARNETT REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 BANKSIA COURT, NEWCOMB, VIC 3219

3 1 1

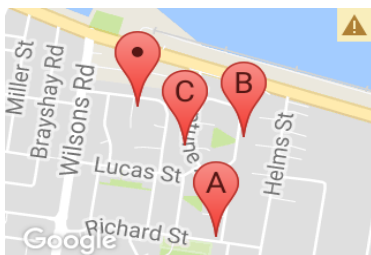
Indicative Selling Price

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

Price Range: \$310,000 to \$330,000

Provided by: Jason Barnett AREI, Barnett Real Estate

MEDIAN SALE PRICE



NEWCOMB, VIC, 3219

Suburb Median Sale Price (House)

\$315,000

01 July 2016 to 30 June 2017

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.



45 RICHARD ST, NEWCOMB, VIC 3219

3 1 3

Sale Price

***\$348,000**

Sale Date: 20/06/2017

Distance from Property: 528m



33 MERCURY CRES, NEWCOMB, VIC 3219

3 1 1

Sale Price

***\$315,000**

Sale Date: 13/06/2017

Distance from Property: 359m



34 NEPTUNE AVE, NEWCOMB, VIC 3219

3 1 1

Sale Price

\$335,000

Sale Date: 07/04/2017

Distance from Property: 205m



This report has been compiled on 17/07/2017 by Barnett Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

3 BANKSIA COURT, NEWCOMB, VIC 3219

Indicative selling price

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

Price Range:

\$310,000 to \$330,000

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

NEWCOMB

Period

01 July 2016 to 30 June 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
45 RICHARD ST, NEWCOMB, VIC 3219	*\$348,000	20/06/2017
33 MERCURY CRES, NEWCOMB, VIC 3219	*\$315,000	13/06/2017
34 NEPTUNE AVE, NEWCOMB, VIC 3219	\$335,000	07/04/2017