



STATEMENT OF INFORMATION

23 BOUNDARY ROAD, NEWCOMB, VIC 3219

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 BOUNDARY ROAD, NEWCOMB, VIC

 4  2  4

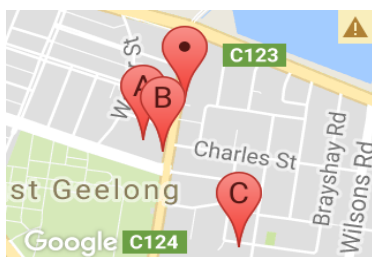
Indicative Selling Price

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

Price Range: \$420,000 to \$450,000

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



NEWCOMB, VIC, 3219

Suburb Median Sale Price (House)

\$350,000

01 January 2017 to 30 June 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.



16 BENDLE ST, EAST GEELONG, VIC 3219

 3  1  3

Sale Price

***\$520,000**

Sale Date: 09/09/2017

Distance from Property: 194m



52 BOUNDARY RD, EAST GEELONG, VIC 3219

 3  1  2

Sale Price

\$417,000

Sale Date: 11/05/2017

Distance from Property: 194m



10 GLOVER ST, NEWCOMB, VIC 3219

 3  1  2

Sale Price

***\$416,000**

Sale Date: 19/08/2017

Distance from Property: 551m



This report has been compiled on 19/09/2017 by Fruit Property Geelong, 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

23 BOUNDARY ROAD, NEWCOMB, VIC 3219

Indicative selling price

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

Price Range:

\$420,000 to \$450,000

Median sale price

Median price

\$350,000

House

X

Unit


Suburb

NEWCOMB

Period

01 January 2017 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
16 BENDLE ST, EAST GEELONG, VIC 3219	*\$520,000	09/09/2017
52 BOUNDARY RD, EAST GEELONG, VIC 3219	\$417,000	11/05/2017
10 GLOVER ST, NEWCOMB, VIC 3219	*\$416,000	19/08/2017