

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

45 Wilton Avenue Newcomb 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$445,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median price

371,000

*House

X

*Unit

Suburb
or locality

Newcomb

Period - From

01/01/17

to

01/01/18

Source

RP Data

Comparable property sales

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. 42 Helms Street Newcomb | \$469,000 | 16/12/17 |
| 2. 32 Dorward Avenue Newcomb | \$455,000 | 20/10/17 |
| 3. 24 Watsons Road Newcomb | \$445,000 | 30/11/17 |