

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 WILTON AVENUE NEWCOMB VIC 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,500

Property type

House

Suburb

Newcomb

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

50 GODFREY STREET THOMSON VIC 3219	\$485,000	11-Aug-24
9 WILSONS ROAD NEWCOMB VIC 3219	\$480,000	22-Jul-24
17 WILSONS ROAD NEWCOMB VIC 3219	\$485,000	02-Jun-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 September 2024



**50 GODFREY STREET THOMSON
VIC 3219**

Sold Price

^{RS}

\$485,000

Sold Date

11-Aug-24

3 1 2

Distance

0.64km



**9 WILSONS ROAD NEWCOMB VIC
3219**

Sold Price

^{RS}

\$480,000

Sold Date

22-Jul-24

3 1 2

Distance

0.87km



**17 WILSONS ROAD NEWCOMB VIC
3219**

Sold Price

\$485,000

Sold Date

02-Jun-24

2 1 1

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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