Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

11/31-33 Helms Street, Newcomb Vic 3219

Indicative selling price

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

Range between $479,000 & $509,000

Median sale price

| Median price | $545,000 | Property Type | Unit | Suburb | Newcomb |

| Period - From | 01/10/2022 | to | 30/09/2023 | Source | REIV |

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	7/8-10 Regent St WHITTINGTON 3219	$503,000	21/08/2023
2	3/13-15 Carruthers Ct THOMSON 3219	$495,000	24/10/2023
3	2/86 Bellarine Hwy NEWCOMB 3219	$475,000	23/10/2023

OR

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

This Statement of Information was prepared on: 14/11/2023 09:58

CONSUMER AFFAIRS VICTORIA

11/31-33 Helms Street, Newcomb Vic 3219

Harcourts

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🛏 **2**　🛁 **-**　🚗

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$479,000 - $509,000
Median Unit Price
Year ending September 2023: $545,000

Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies

Comparable Properties

7/8-10 Regent St WHITTINGTON 3219 (REI)

🛏 **3**　🛁 **2**　🚗 **2**

Price: $503,000
Method: Private Sale
Date: 21/08/2023
Property Type: Townhouse (Res)

Agent Comments

3/13-15 Carruthers Ct THOMSON 3219 (REI)

🛏 **3**　🛁 **2**　🚗 **2**

Price: $495,000
Method: Private Sale
Date: 24/10/2023
Property Type: Townhouse (Single)
Land Size: 320 sqm approx

Agent Comments

2/86 Bellarine Hwy NEWCOMB 3219 (REI)

🛏 **2**　🛁 **1**　🚗 **2**

Price: $475,000
Method: Private Sale
Date: 23/10/2023
Property Type: Unit

Agent Comments