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	

Indicative selling price

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

Median sale price

Median price	\$545,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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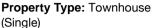
> Indicative Selling Price \$479,000 - \$509,000 Median Unit Price

Year ending September 2023: \$545,000









(Sirigle)

Agent Comments

Comparable Properties



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

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Price: \$503,000 **Method:** Private Sale **Date:** 21/08/2023

Property Type: Townhouse (Res)

Agent Comments



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







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)

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

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



