

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

4 WIRTH COURT 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

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,500

Property type

House

Suburb

Newcomb

Period-from

01 Dec 2021

to

30 Nov 2022

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

12 WIRTH COURT NEWCOMB VIC 3219	\$660,000	04-Aug-22
40 HIBISCUS CRESCENT NEWCOMB VIC 3219	\$615,000	10-Feb-22
2 FUCHSIA COURT NEWCOMB VIC 3219	\$649,999	23-Sep-21

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: 16 December 2022



12 WIRTH COURT NEWCOMB VIC 3219

Sold Price

\$660,000

Sold Date **04-Aug-22**

3

1

3

Distance

0.08km



40 HIBISCUS CRESCENT NEWCOMB VIC 3219

Sold Price

\$615,000

Sold Date **10-Feb-22**

3

1

1

Distance

0.17km



2 FUCHSIA COURT NEWCOMB VIC 3219

Sold Price

\$649,999

Sold Date **23-Sep-21**

3

2

2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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