



vanders

Real Estate

STATEMENT OF INFORMATION

131 WILSONS ROAD, NEWCOMB, VIC 3219

PREPARED BY VANDERS REAL ESTATE, 152A HIGH STREET BELMONT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



131 WILSONS ROAD, NEWCOMB, VIC 3219  3  1  1

Indicative Selling Price

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

Price Range: **\$360,000 to \$390,000**

MEDIAN SALE PRICE



NEWCOMB, VIC, 3219

Suburb Median Sale Price (House)

\$365,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



42 WILTON AVE, NEWCOMB, VIC 3219

 2  1  -

Sale Price

\$440,000

Sale Date: 11/11/2017

Distance from Property: 497m 



16 ANDREW ST, NEWCOMB, VIC 3219

 3  1  1

Sale Price

***\$395,000**

Sale Date: 26/03/2018

Distance from Property: 1.2km 



4 BELLARINE HWY, NEWCOMB, VIC 3219

 3  1  1

Sale Price

\$403,000

Sale Date: 10/03/2018

Distance from Property: 627m 

This report has been compiled on 09/05/2018 by Vanders Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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35 WESTMORELAND ST, ST ALBANS PARK, VIC  3  1  1

Sale Price

\$365,000

Sale Date: 03/03/2018

Distance from Property: 1.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

131 WILSONS ROAD, NEWCOMB, VIC 3219

Indicative selling price

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Price Range: \$360,000 to \$390,000

Median sale price

Median price

\$365,000

House

Unit

Suburb

NEWCOMB

Period

01 April 2017 to 31 March 2018

Source

 pricfinder

Comparable property sales

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
42 WILTON AVE, NEWCOMB, VIC 3219	\$440,000	11/11/2017
16 ANDREW ST, NEWCOMB, VIC 3219	*\$395,000	26/03/2018
4 BELLARINE HWY, NEWCOMB, VIC 3219	\$403,000	10/03/2018
35 WESTMORELAND ST, ST ALBANS PARK, VIC 3219	\$365,000	03/03/2018