

STATEMENT OF INFORMATION

1/51-53 HELMS STREET, NEWCOMB, VIC 3219

PREPARED BY JASON BARNETT AREI, BARNETT REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/51-53 HELMS STREET, NEWCOMB, VIC

2 1 1

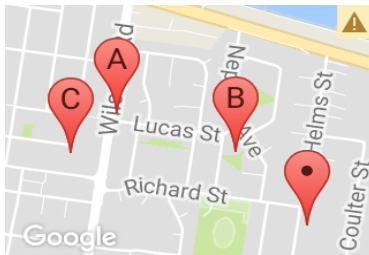
Indicative Selling Price

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

Price Range: \$270,000 to \$285,000

Provided by: Jason Barnett AREI, Barnett Real Estate

MEDIAN SALE PRICE



NEWCOMB, VIC, 3219

Suburb Median Sale Price (Unit)

\$278,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



1/41 WILSONS RD, NEWCOMB, VIC 3219

2 - -

Sale Price

\$285,000

Sale Date: 08/03/2017

Distance from Property: 737m



3/7 SATURN ST, NEWCOMB, VIC 3219

2 1 1

Sale Price

\$290,000

Sale Date: 13/02/2017

Distance from Property: 350m



1/40 GLOVER ST, NEWCOMB, VIC 3219

2 1 1

Sale Price

\$282,000

Sale Date: 18/01/2017

Distance from Property: 811m



This report has been compiled on 12/07/2017 by Barnett Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

1/51-53 HELMS STREET, NEWCOMB, VIC 3219

Indicative selling price

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

Price Range:

\$270,000 to \$285,000

Median sale price

Median price

\$278,500

House

Unit

X

Suburb

NEWCOMB

Period

01 July 2016 to 30 June 2017

Source



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
1/41 WILSONS RD, NEWCOMB, VIC 3219	\$285,000	08/03/2017
3/7 SATURN ST, NEWCOMB, VIC 3219	\$290,000	13/02/2017
1/40 GLOVER ST, NEWCOMB, VIC 3219	\$282,000	18/01/2017