

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 or locality and postcode

38 HIBISCUS CRESCENT, 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 \$530,000 & \$570,000

Median sale price

Median price

\$576,000

Property type

House

Suburb

Newcomb

Period - From

Oct 2023

to

December 2023

Source

REIV

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

1. 1 Vega Court Newcombe, Vic 3219	\$550,000	02/03/2024
2. 18 Lindsay St, Newcombe Vic 3219	\$620,000	08/02/2024
3.		

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: 07/03/2024