

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

2/3 Lancaster Avenue 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Newcomb

Period-from

01 May 2020

to

30 Apr 2021

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

2/53 Regent Street Whittington VIC 3219	\$265,000	03-Jul-20
2/6 Tilly Court Newcomb VIC 3219	\$255,000	14-May-20
2/17 Truscott Street Whittington VIC 3219	\$242,500	16-Mar-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: 05 May 2021



2/53 Regent Street Whittington VIC 3219

Sold Price

\$265,000

Sold Date

03-Jul-20



1



1



1

Distance

0.25km



2/6 Tilly Court Newcomb VIC 3219

Sold Price

\$255,000

Sold Date

14-May-20



1



1



1

Distance

0.3km



2/17 Truscott Street Whittington VIC 3219

Sold Price

^{RS}**\$242,500**

Sold Date

16-Mar-21



1



1



1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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