

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**15 LUCAS STREET, NEWCOMB, VIC**

3 1 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$445,000 to \$475,000**

Provided by: Freya Lonsdale-Thomson, Roncon Real Estate

## MEDIAN SALE PRICE



**NEWCOMB, VIC, 3219**

**Suburb Median Sale Price (House)**

**\$513,500**

01 October 2020 to 31 December 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**15 DORWARD AVE, NEWCOMB, VIC 3219**

3 1 2

**Sale Price**

**\$557,000**

Sale Date: 15/11/2020

Distance from Property: 564m



**9 CECIL CRT, NEWCOMB, VIC 3219**

3 1 1

**Sale Price**

**\$633,000**

Sale Date: 11/07/2020

Distance from Property: 1.1km



This report has been compiled on 22/01/2021 by Roncon Real Estate. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

15 LUCAS STREET, NEWCOMB, VIC 3219

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$445,000 to \$475,000

### Median sale price

Median price

\$513,500

Property type

House

Suburb

NEWCOMB

Period

01 October 2020 to 31 December 2020

Source

pricefinder

### Comparable property sales

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.

Address of comparable

Price

Date of sale

15 DORWARD AVE, NEWCOMB, VIC 3219	\$557,000	15/11/2020
9 CECIL CRT, NEWCOMB, VIC 3219	\$633,000	11/07/2020

This Statement of Information was prepared

22/01/2021