

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 35 Lucas Street, NEWCOMB 3219

Indicative selling price

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

Range \$439,000 - \$480,000

Median sale price

Median **House** for **NEWCOMB** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$425,350

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 the most comparable to the property for sale.

50 Neptune Avenue,
Newcomb 3219

Price **\$475,000** Sold 14 June
2019

46 Hibiscus Crescent,
Newcomb 3219

Price **\$460,100** Sold 16
August 2019

5 Dorward Avenue,
Newcomb 3219

Price **\$455,000** Sold 01
August 2019

This Statement of Information was prepared on 8th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Team 3219 Pty Ltd t/as Hayeswinckle Agent

267 Myers Street,
East Geelong VIC 3219

Contact agents



Stacey Billerwell

03 5229 4440
0419 713 330

stacey.hayes@hayeswinckle.com.au



Jayden Overall

03 5229 4440
0400 911 740

jayden.overall@hayeswinckle.com.au

[hayeswinckle]