Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/3 Rose Court, Newcomb Vic 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$220,000		&		\$240,000					
Median sale pi	rice									
Median price	\$411,750	Pro	operty Type	Unit			Suburb	Newcomb		
Period - From	04/02/2020	to	03/02/2021		So	urce	REIV			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/62 Helms St NEWCOMB 3219	\$285,000	22/10/2020
2	5/232-234 Wilsons Rd WHITTINGTON 3219	\$268,000	26/10/2020
3	1/3 Rose Ct NEWCOMB 3219	\$238,000	27/10/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04/02/2021 12:39









Property Type: Unit Agent Comments

Indicative Selling Price \$220,000 - \$240,000 Median Unit Price 04/02/2020 - 03/02/2021: \$411,750

Comparable Properties



3/62 Helms St NEWCOMB 3219 (VG)



Price: \$285,000 Method: Sale Date: 22/10/2020 Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



5/232-234 Wilsons Rd WHITTINGTON 3219 (REI)



Price: \$268,000 Method: Private Sale Date: 26/10/2020 Property Type: Unit

1/3 Rose Ct NEWCOMB 3219 (VG)

🛏 2 🖕 - 🋱 -

Agent Comments

Price: \$238,000 Method: Sale Date: 27/10/2020 Property Type: Strata Unit/Flat

Account - Geelong Commercial Real Estate | P: 03 5221 6488



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.