

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/3 Rose Court, Newcomb Vic 3219

Indicative selling price

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

Range between

\$220,000

&

\$240,000

Median sale price

Median price

\$411,750

Property Type

Unit

Suburb

Newcomb

Period - From

04/02/2020

to

03/02/2021

Source

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.

	Address 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



1 1 1

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)

Agent Comments

2 - -

Price: \$285,000

Method: Sale

Date: 22/10/2020

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

2 1 1

Price: \$268,000

Method: Private Sale

Date: 26/10/2020

Property Type: Unit

1/3 Rose Ct NEWCOMB 3219 (VG)

Agent Comments

2 - -

Price: \$238,000

Method: Sale

Date: 27/10/2020

Property Type: Strata Unit/Flat