



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**10 Dorcas Street,  
NEWCOMB 3219**

Unit

  
**2 beds**

  
**1 baths**

  
**1 parking**

### Indicative selling price

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

**Range \$335,000 - \$369,000**

### Median sale price

Median **Unit** for **NEWCOMB** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$325,000**

### 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.

**2/6 Hillford Street,**  
Newcomb 3219

**Price \$361,000** Sold 24  
March 2018

**2/5 Charlotte Avenue,**  
Newcomb 3219

**Price \$365,000** Sold 11  
January 2018

**2/126 Wilsons Road,**  
Newcomb 3219

**Price \$350,000** Sold 27  
September 2018

### 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**

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### Contact agents



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