



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1 Myrtle Avenue,
NEWCOMB 3219**

House

4 beds

2 baths

3 parking

Indicative selling price

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

Range \$449,000 - \$489,000

Median sale price

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

Sourced from **Pricefinder**.

\$440,000

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.

40 Wilsons Road,
Newcomb 3219

Price \$472,500 Sold 03
February 2018

31 Watsons Road,
Newcomb 3219

Price \$460,000 Sold 22 May
2018

11 Drysdale Avenue,
Newcomb 3219

Price \$480,000 Sold 15
February 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.

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