

Statement of information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address:

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between &

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb

Period -From to Source

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.


Address of comparable property	Price	Date of sale
2/7 Saturn Street Newcomb	\$285,000	21/08/2017
3/7 Saturn Street Newcomb	\$290,000	03/02/2017
1/6 Tilly Court Newcomb	\$270,000	22/08/2017





OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.


3/57-59 Wilsons Road Newcomb





Comparable Sales

- 


2/7 Saturn Street Newcomb, VIC, 3219     131m²
Approx.





Sale Price: \$285,000
Distance: 0.37km
Zoning: General Residential Zone - Schedule 2

Sale Date: 21 Aug 2017
Category: Unit: Townhouse/villa
Land Use:
- 

1/6 Tilly Court Newcomb, VIC, 3219     169m²
Approx.

Sale Price: \$270,000
Distance: 0.63km
Zoning: Residential Growth Zone - Schedule 2

Sale Date: 22 Aug 2017
Category: Unit: Standard
Land Use:
- 

3/7 Saturn Street Newcomb, VIC, 3219     160m²
Approx.

Sale Price: \$290,000
Owner Name: F Liu, Q Lu
Category: Unit: Standard
Land Use: Single Strata Unit

Sale Date: 13 Feb 2017
Distance: 0.38km
Zoning: General Residential Zone - Schedule 2