

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 1/83-85 Helms Street, Newcomb, VIC 3219

Indicative selling price

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

Single price or range between \$439,000 & \$469,000

Median sale price

Median price \$585,000 Property type House Suburb NEWCOMB
Period - From 01/11/2022 to 31/10/2023 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 |
|---|---|-----------|--------------|
| 1 | 5/1 Helms Street Newcomb Vic 3219 | \$455,000 | 2022-05-03 |
| 2 | 3/117 Bellarine Highway Newcomb Vic 3219 | \$440,000 | 2022-09-03 |
| 3 | 2/164-166 Townsend Road St Albans Park Vic 3219 | \$456,000 | 2022-12-21 |

This Statement of Information was prepared on: 01/11/2023

