

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

10 MERCURY CRESCENT NEWCOMB VIC 3219

Indicative selling price

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

Single Price

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,250

Property type

House

Suburb

Newcomb

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 VENUS COURT NEWCOMB VIC 3219	\$615,000	06-Feb-24
57 BRAYSHAY ROAD NEWCOMB VIC 3219	\$574,000	23-Mar-24
1 VEGA COURT NEWCOMB VIC 3219	\$550,000	14-Feb-24

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.~~

This Statement of Information was prepared on: 06 June 2024



3 VENUS COURT NEWCOMB VIC 3219

 3  1  4

Sold Price **\$615,000** Sold Date **06-Feb-24**

Distance **0.12km**



57 BRAYSHAY ROAD NEWCOMB VIC 3219

 3  1  6

Sold Price ^{RS} **\$574,000** Sold Date **23-Mar-24**

Distance **0.62km**



1 VEGA COURT NEWCOMB VIC 3219

 3  1  3

Sold Price **\$550,000** Sold Date **14-Feb-24**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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