

## 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

11 CARINYA AVENUE NEWCOMB VIC 3219

### Indicative selling price

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

Single Price

or range  
between

\$445,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

House

Suburb

Newcomb

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Realestate.com.au

### 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

1 BEGONIA COURT NEWCOMB VIC 3219	\$440,000	17-Apr-23
4 BRAYSHAY ROAD NEWCOMB VIC 3219	\$465,000	15-May-23
21 BELLARINE HIGHWAY NEWCOMB VIC 3219	\$460,000	04-Jul-23

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: 13 September 2023


**1 BEGONIA COURT NEWCOMB VIC 3219**
 3  1  1

Sold Price

**\$440,000**

Sold Date

**17-Apr-23**

Distance

**0.09km**

**4 BRAYSHAY ROAD NEWCOMB VIC 3219**
 3  1  1

Sold Price

**\$465,000**

Sold Date

**15-May-23**

Distance

**0.37km**

**21 BELLARINE HIGHWAY NEWCOMB VIC 3219**
 2  1  2

Sold Price

**\$460,000**

Sold Date

**04-Jul-23**

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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