

# 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 49 Brayshay Road, Newcomb, VIC 3219

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$530,000 & \$570,000

### Median sale price

Median price \$570,000 Property type House Suburb NEWCOMB  
Period - From 27/02/2023 to 26/02/2024 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 82 Helms Street Newcomb Vic 3219	\$530,000	2023-02-02
2 2/12 Cheltenham Road Newcomb Vic 3219	\$570,000	2023-04-20
3 53b Pitman Street Newcomb Vic 3219	\$540,000	2023-07-26

This Statement of Information was prepared on: 27/02/2024

