

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

54 PORTARLINGTON ROAD 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

or range
between

\$530,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Newcomb

Period-from

01 Mar 2023

to

29 Feb 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

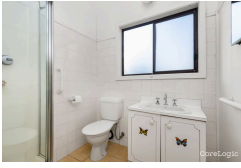
Date of sale

11 POPLAR STREET NEWCOMB VIC 3219	\$550,000	04-Oct-23
2 BREADALBANE STREET NEWCOMB VIC 3219	\$540,000	23-Nov-23
40 MERCURY CRESCENT NEWCOMB VIC 3219	\$565,000	30-Nov-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: 01 March 2024



11 POPLAR STREET NEWCOMB VIC 3219

Sold Price

\$550,000

Sold Date

04-Oct-23

 3  1  2

Distance

0.28km



2 BREADALBANE STREET NEWCOMB VIC 3219

Sold Price

\$540,000

Sold Date

23-Nov-23

 3  1  2

Distance

0.4km



40 MERCURY CRESCENT NEWCOMB VIC 3219

Sold Price

^{RS} **\$565,000**

Sold Date

30-Nov-23

 3  1  2

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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