

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

56 BELLARINE HIGHWAY 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

\$560,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,500

Property type

House

Suburb

Newcomb

Period-from

01 Jan 2023

to

31 Dec 2023

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

311 WILSONS ROAD ST ALBANS PARK VIC 3219	\$595,000	07-Aug-23
8 LINDSAY STREET NEWCOMB VIC 3219	\$570,000	13-Dec-23
24 CHARLOTTE AVENUE NEWCOMB VIC 3219	\$600,000	16-Jan-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: 08 January 2024



**311 WILSONS ROAD ST ALBANS
PARK VIC 3219**

3 1 1

Sold Price **\$595,000** Sold Date **07-Aug-23**

Distance **1.77km**



**8 LINDSAY STREET NEWCOMB VIC
3219**

3 1 1

Sold Price ^{RS} **\$570,000** Sold Date **13-Dec-23**

Distance **0.79km**



**24 CHARLOTTE AVENUE
NEWCOMB VIC 3219**

3 1 1

Sold Price **\$600,000** Sold Date **16-Jan-23**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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