

# 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 8 Dorward 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)

Single price  or range between \$580,000 & \$620,000

### Median sale price

Median price \$570,000 Property type House Suburb NEWCOMB  
Period - From 07/02/2023 to 06/02/2024 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 65 Neptune Avenue Newcomb Vic 3219	\$590,000	2023-11-17
2 14 Drysdale Avenue Newcomb Vic 3219	\$605,000	2023-11-30
3 14 Pitman Street Newcomb Vic 3219	\$603,000	2023-08-31

This Statement of Information was prepared on: 07/02/2024

