

# 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 8 Dorward Avenue, Newcomb Vic 3219  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$500,000 & \$550,000

### Median sale price

Median price \$591,250 Property Type House Suburb Newcomb

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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	8 Bellarine Hwy NEWCOMB 3219	\$575,000	03/05/2024
2	24 Dorward Av NEWCOMB 3219	\$570,000	12/06/2024
3	27 Carbine Dr ST ALBANS PARK 3219	\$540,000	21/05/2024

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: 24/06/2024 09:32

8 Dorward Avenue, Newcomb Vic 3219



3 -

**Property Type:** House (Res)  
**Land Size:** 583 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median House Price**  
Year ending March 2024: \$591,250

## Comparable Properties



8 Bellarine Hwy NEWCOMB 3219 (REI)

**Agent Comments**

3 1 2

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 03/05/2024  
**Property Type:** House  
**Land Size:** 669 sqm approx



24 Dorward Av NEWCOMB 3219 (REI)

**Agent Comments**

3 1 3

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 12/06/2024  
**Property Type:** House  
**Land Size:** 565 sqm approx



27 Carbine Dr ST ALBANS PARK 3219 (REI)

**Agent Comments**

3 2 -

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 21/05/2024  
**Property Type:** House  
**Land Size:** 578 sqm approx

**Account - Jellis Craig Barwon Heads**



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