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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

2 Bain Court Newcomb VIC 3219

3 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $445,000 & $475,000

Median Sale Price

$420,000 Houses in Newcomb between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



16 Charles Street Newcomb VIC 3219

2 1 1

Sold Price **$462,500** Sold Date **30-Jun-18**

Distance **0.11km**



22 Brayshay Road Newcomb VIC 3219

2 1 2

Sold Price **$480,000** Sold Date **14-Jul-18**

Distance **0.25km**



59 Brayshay Road Newcomb VIC 3219

3 1 1

Sold Price **$470,000** Sold Date **25-Jun-18**

Distance **0.46km**

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