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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

12 Cecil Court Newcomb VIC 3219

3 1 4

Indicative Selling Price

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

Range between $460,000 & $490,000

Median Sale Price

$440,500 Houses in Newcomb between 01 Jan 2018 - 31 Dec 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.



93 Boundary Road Newcomb VIC 3219 Sold Price **$495,000** Sold Date **05-May-18**

2 1 1 Distance **0.58km**



2 Koala Court Whittington VIC 3219 Sold Price **$471,000** Sold Date **18-Nov-17**

4 2 3 Distance **1.05km**



96 Helms Street Newcomb VIC 3219 Sold Price **$482,000** Sold Date **09-Sep-17**

3 1 2 Distance **1.12km**

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