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STATEMENT OF INFORMATION

Prepared on 18 Apr 2019

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

1/8 Poplar Street Newcomb VIC 3219

3 2 2

Indicative Selling Price

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

Range between $439,000 & $469,000

Median Sale Price

$355,500 Units in Newcomb between 01 Apr 2018 - 31 Mar 2019

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.



12A Cheltenham Road Newcomb VIC 3219

3 2 1

Sold Price **$452,000** Sold Date **05-Sep-18**

Distance **0.23km**



1/23 Glover Street Newcomb VIC 3219

3 1 1

Sold Price **$431,000** Sold Date **18-Dec-18**

Distance **0.37km**



13A Hinchcliff Crescent Newcomb VIC 3219

3 2 1

Sold Price **$470,000** Sold Date **23-Nov-18**

Distance **1.1km**

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

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