STATEMENT OF INFORMATION

3 FUCHSIA COURT, NEWCOMB, VIC 3219

PREPARED BY AMANDA FRICK, EASTWOOD ANDREWS, PHONE: 0412290555



EASTWOOD ANDREWS

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 FUCHSIA COURT, NEWCOMB, VIC

3 1 4

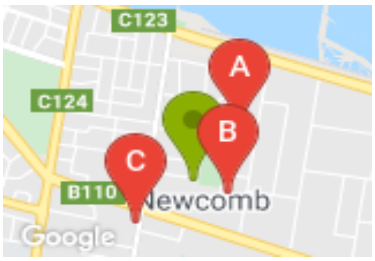
Indicative Selling Price

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

Price Range: **$400,000 to $440,000**

Provided by: Amanda Frick, Eastwood Andrews

MEDIAN SALE PRICE



NEWCOMB, VIC, 3219

Suburb Median Sale Price (House)

$444,500

01 April 2019 to 31 March 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



67 NEPTUNE AVE, NEWCOMB, VIC 3219

3 1 4

Sale Price

$440,000

Sale Date: 10/02/2020

Distance from Property: 482m

A



46 ANTHONY ST, NEWCOMB, VIC 3219

3 1 2

Sale Price

$421,600

Sale Date: 17/12/2019

Distance from Property: 231m

B



55 PITMAN ST, NEWCOMB, VIC 3219

3 1 4

Sale Price

$400,000

Sale Date: 13/01/2020

Distance from Property: 481m

C

This report has been compiled on 23/06/2020 by Eastwood Andrews. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address Including suburb and: 3 FUCHSIA COURT, NEWCOMB, VIC 3219

Indicative selling price

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

Price Range: $400,000 to $440,000

Median sale price

Median price	$444,500	Property type	House	Suburb	NEWCOMB
Period	01 April 2019 to 31 March 2020	Source	pricefinder		

Comparable property sales

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	Price	Date of sale
67 NEPTUNE AVE, NEWCOMB, VIC 3219	$440,000	10/02/2020
46 ANTHONY ST, NEWCOMB, VIC 3219	$421,600	17/12/2019
55 PITMAN ST, NEWCOMB, VIC 3219	$400,000	13/01/2020

This Statement of Information was prepared: 23/06/2020