EASTWOOD ANDREWS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 WILTON AVENUE, NEWCOMB, VIC 3219

3 | 1 | 2

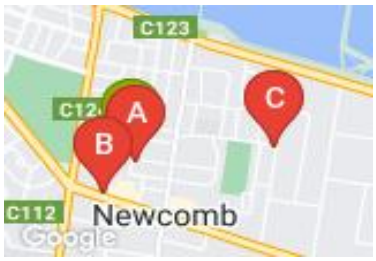
Indicative Selling Price

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

Price Range: **$469,000 to $499,000**

Provided by: Jayden Overall, Eastwood Andrews

MEDIAN SALE PRICE



NEWCOMB, VIC, 3219

Suburb Median Sale Price (House)

$575,000

01 April 2023 to 31 March 2024

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.



40 WILTON AVE, NEWCOMB, VIC 3219

1 | 1 | -

Sale Price

$470,000

Sale Date: 20/10/2022

Distance from Property: 48m

A



21 BELLARINE HWY, NEWCOMB, VIC 3219

2 | 1 | 2

Sale Price

$460,000

Sale Date: 04/07/2023

Distance from Property: 313m

B



50 HELMS ST, NEWCOMB, VIC 3219

3 | 1 | 1

Sale Price

***$501,000**

Sale Date: 18/04/2024

Distance from Property: 936m

C

This report has been compiled on 11/05/2024 by Eastwood Andrews. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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