Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	3/102 Helms Street, Newcomb Vic 3219

Indicative selling price

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

Range between $649,000 & $689,000

Median sale price

Median price $570,000 Property Type House Suburb Newcomb

Period - From 03/12/2023 to 02/12/2024 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* 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 property	Price	Date of sale
1	70b St Albans Rd THOMSON 3219	$670,000	13/09/2024
2	30 Lomond Tce EAST GEELONG 3219	$665,000	30/07/2024
3	10 Tully St EAST GEELONG 3219	$655,000	30/09/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03/12/2024 14:57

3/102 Helms Street, Newcomb Vic 3219



Property Type:
Agent Comments

Indicative Selling Price
$649,000 - $689,000
Median House Price
03/12/2023 - 02/12/2024: $570,000

Comparable Properties



70b St Albans Rd THOMSON 3219 (REI/VG)

3 | 2 | -

Agent Comments

Price: $670,000
Method: Private Sale
Date: 13/09/2024
Property Type: House (Res)
Land Size: 364 sqm approx



30 Lomond Tce EAST GEELONG 3219 (VG)

3 | - | -

Agent Comments

Price: $665,000
Method: Sale
Date: 30/07/2024
Property Type: House (Res)
Land Size: 345 sqm approx



10 Tully St EAST GEELONG 3219 (REI/VG)

2 | 1 | 2

Agent Comments

Price: $655,000
Method: Auction Sale
Date: 30/09/2023
Property Type: House
Land Size: 322 sqm approx

Account - Jellis Craig | P: 03 5222 7325

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