



# STATEMENT OF INFORMATION

42A WILTON AVENUE, NEWCOMB, VIC-3219

PREPARED BY GRAHAM SCANLON, FRUIT PROPERTY GEELONG



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**42A WILTON AVENUE, NEWCOMB, VIC**

 2  1  -

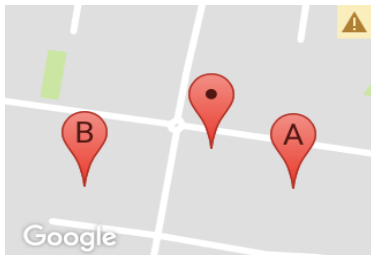
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$405,000**

Provided by: Graham Scanlon, Fruit Property Geelong

## MEDIAN SALE PRICE



**NEWCOMB, VIC, 3219**

Suburb Median Sale Price (House)

**\$380,000**

01 April 2017 to 31 March 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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



**4/52 WILTON AVE, NEWCOMB, VIC 3219**

 2  1  1

Sale Price

**\*\$340,000**

Sale Date: 15/03/2018

Distance from Property: 75m



**2/5 CHARLOTTE AVE, NEWCOMB, VIC 3219**

 2  1  1

Sale Price

**\$365,000**

Sale Date: 11/01/2018

Distance from Property: 108m



This report has been compiled on 22/06/2018 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

42A WILTON AVENUE, NEWCOMB, VIC 3219

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$405,000

### Median sale price

Median price

\$380,000

House

Unit

X

Suburb

NEWCOMB

Period

01 April 2017 to 31 March 2018

Source

 pricfinder

### Comparable property sales

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

Address of comparable property	Price	Date of sale
4/52 WILTON AVE, NEWCOMB, VIC 3219	*\$340,000	15/03/2018
2/5 CHARLOTTE AVE, NEWCOMB, VIC 3219	\$365,000	11/01/2018