

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 and
postcode

65 NEPTUNE AVENUE NEWCOMB VIC 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Newcomb

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

24 HIBISCUS CRESCENT NEWCOMB VIC 3219	\$585,000	02-Mar-23
4 DIOSMA COURT NEWCOMB VIC 3219	\$575,000	21-Apr-23
1 PLUTO COURT NEWCOMB VIC 3219	\$560,000	11-Jan-23

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 November 2023

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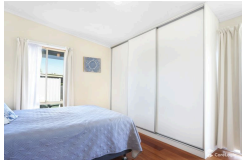


**24 HIBISCUS CRESCENT
NEWCOMB VIC 3219**

 3  1  1

Sold Price **\$585,000** Sold Date **02-Mar-23**

Distance **0.44km**



**4 DIOSMA COURT NEWCOMB VIC
3219**

 1  1  1

Sold Price **\$575,000** Sold Date **21-Apr-23**

Distance **0.5km**



**1 PLUTO COURT NEWCOMB VIC
3219**

 3  1  3

Sold Price **\$560,000** Sold Date **11-Jan-23**

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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