

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

45 Wilton Ave., Newcomb

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

\$630,000

&

\$680,000

Median sale price

Median price

\$557,000

Property type

Residential house

Suburb

Newcomb

Period - From

Oct 2020

to

Oct 2021

Source

Realestate.com.au

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.

1.	2 Fuchsia Court, Newcomb	\$649,999	23 Sept 2021
2.	55 Wilton Ave., Newcomb	\$627,000	18 Sept 2021
3.	10 Vega Court, Newcomb	\$635,000	4 Sept 2021

This Statement of Information was prepared on: 22/11/2021