

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

4/52-54 WILTON 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,000

Property type

Unit

Suburb

Newcomb

Period-from

01 May 2024

to

30 Apr 2025

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

4/43 HELMS STREET NEWCOMB VIC 3219	\$432,000	29-Apr-25
4/1 HELMS STREET NEWCOMB VIC 3219	\$420,000	08-Jan-25
1/6 HILLFORD STREET NEWCOMB VIC 3219	\$470,000	31-Jul-24

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.

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**4/43 HELMS STREET NEWCOMB
VIC 3219**

Sold Price

^{RS} **\$432,000** Sold Date **29-Apr-25**

 2  1  1

Distance **0.92km**



**4/1 HELMS STREET NEWCOMB VIC
3219**

Sold Price

\$420,000 Sold Date **08-Jan-25**

 2  1  1

Distance **1.17km**



**1/6 HILLFORD STREET NEWCOMB
VIC 3219**

Sold Price

\$470,000 Sold Date **31-Jul-24**

 2  1  1

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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