

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 24 Coulter Street Newcomb

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$600,000 & \$660,000

#### Median sale price




Median price: \$318,000 House Suburb: Newcomb  
Period - From: 01/03/2016 to 31/03/2017 Source: PDOL

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 17-19 Adella Ct MOOLAP




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Located in a peaceful pocket of Moolap is this well established 4294SqM approx. allotment that is ideal for large families offering

**Sold by Private Sale \$655,000**  
**Date Sold** May 2017  
**Land** 4,294 SqM



#### 11 Cooney St MOOLAP

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**Sold by Private Sale \$620,000**  
**Date Sold** Jan 2017  
**Land** 5,666 SqM



#### 372-380 Bellarine Hwy MOOLAP

Superbly sited only minutes from major shopping centres, schools with easy access into the CBD or Bellarine Peninsula

**Sold by Private Sale \$590,000**  
**Date Sold** Oct 2016  
**Land** 19,020 SqM