

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

59 Nicholas Street Newtown VIC 3220

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

Suburb

Newtown

Period-from

01 Feb 2019

to

31 Jan 2020

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

65 Nicholas Street Newtown VIC 3220	\$884,000	07-Jul-19
45 Mervyn Street Newtown VIC 3220	\$825,000	16-Jan-19
89 Fairview Avenue Newtown VIC 3220	\$915,000	01-Feb-19

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: 17 February 2020



65 Nicholas Street Newtown VIC 3220

Sold Price

\$884,000

Sold Date

07-Jul-19

4 1 -

Distance

0.05km



45 Mervyn Street Newtown VIC 3220

Sold Price

\$825,000

Sold Date

16-Jan-19

3 1 1

Distance

0.14km



89 Fairview Avenue Newtown VIC 3220

Sold Price

\$915,000

Sold Date

01-Feb-19

3 2 1

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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