

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

365 Autumn Street, Newtown Vic 3220

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$720,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Newtown

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	328 Autumn St HERNE HILL 3218	\$755,000	03/02/2022
2	4 Griffen St HAMLYN HEIGHTS 3215	\$731,000	27/11/2021
3	24 Kedleston Rd HERNE HILL 3218	\$730,000	24/12/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/04/2022 14:25



Property Type: House (Previously Occupied - Detached)

Land Size: 602 sqm approx

Agent Comments

Comparable Properties

328 Autumn St HERNE HILL 3218 (REI)

Agent Comments



Price: \$755,000

Method: Sold Before Auction

Date: 03/02/2022

Property Type: House (Res)

4 Griffen St HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$731,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 766 sqm approx

24 Kedleston Rd HERNE HILL 3218 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 24/12/2021

Property Type: House

Land Size: 599 sqm approx

