

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**5/2 Aphrasia Street,  
NEWTOWN 3220**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$300,000**

### Median sale price

Median **One bedroom Unit** for **NEWTOWN** for period **Sep 2019 - Apr 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$310,000**

### Comparable property sales

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 the most comparable to the property for sale.

**3/33 Clarendon Street,**  
Newtown 3220

**Price \$315,000** Sold 10  
October 2019

**1/8-10 Elcho Street,**  
Newtown 3220

**Price \$310,000** Sold 03  
October 2019

**2/2a Skene Street,**  
Newtown 3220

**Price \$305,000** Sold 13  
August 2018

This Statement of Information was prepared on 20th Dec 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

One bedroom Unit



1 beds



1 baths



1 parking

### GJ McDonald & Co Real Estate

187a Moorabool Street,  
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### Contact agents



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