



## STATEMENT OF INFORMATION

1/7 CHURCHILL AVENUE, NEWTOWN, VIC 3220

PREPARED BY GEORGIE SHAW, MCGRATH GEELONG | NEWTOWN

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/7 CHURCHILL AVENUE, NEWTOWN, VIC  3  1  1

### Indicative Selling Price

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

Price Range: **\$599,000 to \$649,000**

Provided by: Georgie Shaw, McGrath Geelong | Newtown

## MEDIAN SALE PRICE



NEWTOWN, VIC, 3220

Suburb Median Sale Price (Unit)

**\$640,000**

01 January 2024 to 31 December 2024

Provided by:  pricefinder

## COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



2 AUSTIN TCE, NEWTOWN, VIC 3220

 3  1  1

Sale Price

**\$625,000**

Sale Date: 23/11/2024

Distance from Property: 1.6km



1/18 ELCHO ST, NEWTOWN, VIC 3220

 3  1  1

Sale Price

**\$630,000**

Sale Date: 16/09/2024

Distance from Property: 1.3km



# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

1/7 CHURCHILL AVENUE, NEWTOWN, VIC 3220

### Indicative selling price

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

Price Range: \$599,000 to \$649,000

### Median sale price

Median price

\$640,000

Property type

Unit

Suburb

NEWTOWN

Period

01 January 2024 to 31 December 2024

Source

 pricfinder

### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

#### Address of comparable property

#### Price

#### Date of sale

2 AUSTIN TCE, NEWTOWN, VIC 3220	\$625,000	23/11/2024
1/18 ELCHO ST, NEWTOWN, VIC 3220	\$630,000	16/09/2024

This Statement of Information was prepared on:

03/03/2025