

[hayeswinckle]

hayeswinckle

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 AUSTIN STREET, NEWTOWN, VIC 3220 🕮 1 🕒 1







Indicative Selling Price

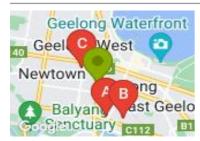
For the meaning of this price see consumer.vic.au/underquoting

\$450,000

Single Price:

Provided by: Sophie Spowart, Hayeswinckle

MEDIAN SALE PRICE



NEWTOWN, VIC, 3220

Suburb Median Sale Price (House)

01 October 2021 to 30 September 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4/42 PARK CRES, SOUTH GEELONG, VIC 3220







Sale Price

\$454,000

Sale Date: 08/10/2021

Distance from Property: 918m





3/3 FINDON ST, SOUTH GEELONG, VIC 3220







Sale Price

\$486,000

Sale Date: 12/04/2022

Distance from Property: 1.1km





4/45 SKENE ST, NEWTOWN, VIC 3220







Sale Price

\$445,000

Sale Date: 26/04/2022

Distance from Property: 661m



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 before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	3 AUSTIN STREET NEWTOWN VIC 3220
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Indicative selling price

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Single Price:	\$450,000
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Median sale price

Median price		Property type	House	Suburb	NEWTOWN
Period	01 October 2021 to 30 2022	September	Source		oricefinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/42 PARK CRES, SOUTH GEELONG, VIC 3220	\$454,000	08/10/2021
3/3 FINDON ST, SOUTH GEELONG, VIC 3220	\$486,000	12/04/2022
4/45 SKENE ST, NEWTOWN, VIC 3220	\$445,000	26/04/2022

This Statement of Information was prepared on:

17/10/2022

