

## 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

211A Aberdeen Street Newtown VIC 3220

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,230,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$803,500

Property type

House

Suburb

Newtown

Period-from

01 Sep 2018

to

31 Aug 2019

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

2/8 Fernery Grove Newtown VIC 3220	\$1,380,000	20-May-18
1/8 Fernery Grove Newtown VIC 3220	\$1,345,000	11-Aug-18
3 Mervyn Street Newtown VIC 3220	\$1,250,000	22-Oct-18

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: 19 September 2019



**2/8 Fernery Grove Newtown VIC 3220**

3 2 2

Sold Price

**\$1,380,000**

Sold Date

**20-May-18**

Distance

**0.76km**



**1/8 Fernery Grove Newtown VIC 3220**

4 2 2

Sold Price

**\$1,345,000**

Sold Date

**11-Aug-18**

Distance

**0.77km**



**3 Mervyn Street Newtown VIC 3220**

4 3 2

Sold Price

**\$1,250,000**

Sold Date

**22-Oct-18**

Distance

**1.84km**

RS = Recent sale

UN = Undisclosed Sale

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