

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

18/54 Percy Street, Newtown Vic 3220

Indicative selling price

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

Range between \$449,000

&

\$479,000

Median sale price

Median price \$527,500

Property Type Unit

Suburb Newtown

Period - From 22/03/2020

to

21/03/2021

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	13/54 Percy St NEWTOWN 3220	\$485,000	06/11/2020
2	17/54 Percy St NEWTOWN 3220	\$465,000	03/12/2020
3	2/57 Mt Pleasant Rd BELMONT 3216	\$422,000	23/02/2021

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:

22/03/2021 12:41

18/54 Percy Street, Newtown Vic 3220

Harcourts

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Indicative Selling Price

\$449,000 - \$479,000

Median Unit Price

22/03/2020 - 21/03/2021: \$527,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



13/54 Percy St NEWTOWN 3220 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 06/11/2020

Property Type: Townhouse (Single)



17/54 Percy St NEWTOWN 3220 (VG)

Agent Comments



Price: \$465,000

Method: Sale

Date: 03/12/2020

Property Type: Flat/Unit/Apartment (Res)



2/57 Mt Pleasant Rd BELMONT 3216 (REI)

Agent Comments



Price: \$422,000

Method: Private Sale

Date: 23/02/2021

Property Type: Unit

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555