#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address	18/54 Percy Street, Newtown Vic 3220
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$449,000	&	\$479,000
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#### Median sale price

Median price	\$527,500	Pro	perty Type	Jnit		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

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 comparableproperties 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

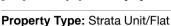




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**Indicative Selling Price** \$449,000 - \$479,000 **Median Unit Price** 22/03/2020 - 21/03/2021: \$527,500





Agent Comments

## Comparable Properties



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

Price: \$485,000 Method: Private Sale Date: 06/11/2020

Property Type: Townhouse (Single)

**Agent Comments** 



17/54 Percy St NEWTOWN 3220 (VG)

Price: \$465,000





Method: Sale Date: 03/12/2020

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



2/57 Mt Pleasant Rd BELMONT 3216 (REI)

**-**2





Price: \$422,000 Method: Private Sale Date: 23/02/2021 Property Type: Unit

Agent Comments

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