

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

233-235 West Fyans Street Newtown VIC 3220

Indicative selling price

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

Single Price

or range
between

\$1,280,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$994,750

Property type

House

Suburb

Newtown

Period-from

01 Oct 2020

to

30 Sep 2021

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

9 Jinjella Road Highton VIC 3216	\$1,330,000	19-May-21
12 Watersedge Terrace Highton VIC 3216	\$1,300,000	14-Jan-21
9 Leilani Court Highton VIC 3216	\$1,286,000	10-Jul-21

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: 15 October 2021



9 Jinjella Road Highton VIC 3216

Sold Price

\$1,330,000

Sold Date

19-May-21



4



3



1

Distance

0.68km



12 Watersedge Terrace Highton VIC 3216

Sold Price

\$1,300,000

Sold Date

14-Jan-21



4



2



2

Distance

0.73km



9 Leilani Court Highton VIC 3216

Sold Price

\$1,286,000

Sold Date

10-Jul-21



4



2



2

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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