

## 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

1/138 WEST FYANS 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

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Newtown

Period-from

01 Oct 2021

to

30 Sep 2022

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

3/147 ROSLYN ROAD BELMONT VIC 3216	\$350,000	01-Mar-22
3/9 MANIFOLD STREET MANIFOLD HEIGHTS VIC 3218	\$370,000	12-May-22
4/1 HOLYROOD AVENUE NEWTOWN VIC 3220	\$375,000	13-Jul-22

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: 01 October 2022



**3/147 ROSLYN ROAD BELMONT  
VIC 3216**

2 1 1

Sold Price **\$350,000** Sold Date **01-Mar-22**

Distance **1.83km**



**3/9 MANIFOLD STREET MANIFOLD  
HEIGHTS VIC 3218**

2 1 1

Sold Price <sup>RS</sup> **\$370,000** Sold Date **12-May-22**

Distance **2.41km**



**4/1 HOLYROOD AVENUE  
NEWTOWN VIC 3220**

2 1 1

Sold Price <sup>RS</sup> **\$375,000** Sold Date **13-Jul-22**

Distance **1.06km**

**RS** = Recent sale **UN** = Undisclosed Sale

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