

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

4/1 HOLYROOD AVENUE 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Newtown

Period-from

01 Dec 2021

to

30 Nov 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

1/1A VISTA ROAD NEWTOWN VIC 3220	\$490,000	26-May-22
3/1A VISTA ROAD NEWTOWN VIC 3220	\$500,000	12-Apr-22
10/24 RETREAT ROAD NEWTOWN VIC 3220	\$477,500	29-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: 13 December 2022



1/1A VISTA ROAD NEWTOWN VIC 3220

Sold Price

\$490,000

Sold Date

26-May-22

2

-

-

Distance

0.55km



3/1A VISTA ROAD NEWTOWN VIC 3220

Sold Price

\$500,000

Sold Date

12-Apr-22

2

1

-

Distance

0.54km



10/24 RETREAT ROAD NEWTOWN VIC 3220

Sold Price

\$477,500

Sold Date

29-Jul-22

3

1

1

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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