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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

4/94 APHRASIA 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

\$269,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Newtown

Period-from

01 Apr 2022

to

31 Mar 2023

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

2/18 BAKEWELL STREET HERNE HILL VIC 3218	\$260,000	24-Aug-22
7/32 TAHARA STREET HAMLYN HEIGHTS VIC 3215	\$259,000	27-Mar-23
4/29 KNIGHT AVENUE HERNE HILL VIC 3218	\$290,000	07-Mar-23

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: 30 April 2023



2/18 BAKEWELL STREET HERNE HILL VIC 3218

1 1 1

Sold Price

\$260,000

Sold Date **24-Aug-22**

Distance

2.33km



7/32 TAHARA STREET HAMLYN HEIGHTS VIC 3215

1 1 1

Sold Price

^{RS} **\$259,000**

Sold Date **27-Mar-23**

Distance

-



4/29 KNIGHT AVENUE HERNE HILL VIC 3218

1 1 1

Sold Price

\$290,000

Sold Date **07-Mar-23**

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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