

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

5 Westcott Place 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

\$1,055,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$999,750

Property type

House

Suburb

Newtown

Period-from

01 Nov 2020

to

31 Oct 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

34 Marshall Street Newtown VIC 3220	\$1,151,000	06-Nov-21
383 Shannon Avenue Newtown VIC 3220	\$1,055,000	02-Oct-21
196 Garden Street Geelong VIC 3220	\$1,014,500	07-Aug-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: 11 November 2021



34 Marshall Street Newtown VIC 3220

 4  1  2

Sold Price

^{RS} **\$1,151,000**

Sold Date

06-Nov-21

Distance

0.05km



383 Shannon Avenue Newtown VIC 3220

 3  2  1

Sold Price

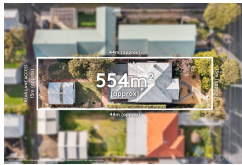
^{RS} **\$1,055,000**

Sold Date

02-Oct-21

Distance

1.27km



196 Garden Street Geelong VIC 3220

 3  2  2

Sold Price

\$1,014,500

Sold Date

07-Aug-21

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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