



Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/21 Russell Street,
NEWTOWN 3220

House



2 beds



1 baths



1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

**Range from \$539,000 -
\$569,000**

Median sale price

Median **House** for **NEWTOWN** for period **Oct 2016 - Sep 2017**
Sourced from **Pricefinder**.

\$400,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

3/4 Mervyn Street,
NEWTOWN 3220

Price \$575,000 Sold 14 June 2017

2/9 Hermitage Road ,
NEWTOWN 3220

Price \$573,500 Sold 17 August 2017

1/30 Buckingham Road,
NEWTOWN 3220

Price \$540,000 Sold 13 July 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

 **Ray Rounds**

03 5241 1488

0417 335 576

ray.rounds@hayeswinckle.com.au

[**hayeswinckle**]

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

79 Barrabool Road,
Highton VIC 3216