

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

9/54 Percy 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Newtown

Period-from

01 Dec 2020

to

30 Nov 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

18/54 Percy Street Newtown VIC 3220	\$492,000	26-Apr-21
17/54 Percy Street Newtown VIC 3220	\$465,000	03-Dec-20
2/54 Buckingham Road Newtown VIC 3220	\$530,000	19-Jan-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: 16 December 2021

Harcourts Property Inspections

Harcourts are following all government recommendations so that we can continue to provide you support in the current and future community with changing requirements during Covid-19.

Please DO NOT attend a property inspection or appointment if you:

- Are feeling unwell or have any symptoms of Covid-19
- Have been in contact with a confirmed case of Covid-19
- Have visited a high risk area or are in a high risk area
- Are required to self-isolate or are in a quarantine period
- Please notify us if you are unable to attend

Please DO OBTAIN your:

- Bring gloves to the inspection
- Sanitise and maintain social distancing practices
- Follow the inspection schedule and times
- Bring cash or a card to pay for the inspection

We thank you for your cooperation and understanding.

Please don't hesitate to speak with our team if you have any further questions.

18/54 Percy Street Newtown VIC 3220

2 1 1

Sold Price **\$492,000** Sold Date **26-Apr-21**

Distance **0.04km**



17/54 Percy Street Newtown VIC 3220

2 1 1

Sold Price **\$465,000** Sold Date **03-Dec-20**

Distance **0.05km**



2/54 Buckingham Road Newtown VIC 3220

2 1 1

Sold Price **\$530,000** Sold Date **19-Jan-21**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.