



STATEMENT OF INFORMATION

2/124 WEST FYANS STREET, NEWTOWN, VIC 3220

PREPARED BY GINA POPOWICZ, PRIME REAL ESTATE, PHONE: 0418 594 442

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/124 WEST FYANS STREET, NEWTOWN, 3 2 2

Indicative Selling Price

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

Single Price: **\$889,000**

Provided by: Gina Popowicz, Prime Real Estate

MEDIAN SALE PRICE



NEWTOWN, VIC, 3220

Suburb Median Sale Price (Unit)

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



10B READ ST, NEWTOWN, VIC 3220 3 2 2

Sale Price

****\$885,000**

Sale Date: 02/12/2024

Distance from Property: 2.1km



12/40-42 PERCY ST, NEWTOWN, VIC 3220 3 2 2

Sale Price

\$940,000

Sale Date: 21/03/2024

Distance from Property: 201m



16 HOLYROOD AVE, NEWTOWN, VIC 3220 3 2 1

Sale Price

\$900,000

Sale Date: 26/04/2024

Distance from Property: 1.2km

This report has been compiled on 19/02/2025 by Prime Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2/124 WEST FYANS STREET, NEWTOWN, VIC 3220

Indicative selling price

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

Single Price:

\$889,000

Median sale price

Median price

Property type

Unit

Suburb

NEWTOWN

Period

01 January 2024 to 31 December 2024

Source

 pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

10B READ ST, NEWTOWN, VIC 3220	**\$885,000	02/12/2024
12/40-42 PERCY ST, NEWTOWN, VIC 3220	\$940,000	21/03/2024
16 HOLYROOD AVE, NEWTOWN, VIC 3220	\$900,000	26/04/2024

This Statement of Information was prepared on:

19/02/2025