



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







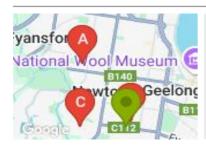
Indicative Selling Price

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







Sale Price

**\$885,000

Sale Date: 02/12/2024

Distance from Property: 2.1km





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









Sale Price

\$940,000

Sale Date: 21/03/2024

Distance from Property: 201m





16 HOLYROOD AVE, NEWTOWN, VIC 3220









Sale Price

\$900.000

Sale Date: 26/04/2024

Distance from Property: 1.2km



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	Pro	perty	offered	for	sale
---------------------------	-----	-------	---------	-----	------

	Address
Including	suburb and
	postcode

2/124 WEST FYANS STREET, NEWTOWN, VIC 3220

ı	Indi	cativ	/A 6	اللم	na	nri	2
ı	IIIUI	Caliv	/e 5	em	IIQ	pri	Ŀе

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

Single Price:	\$889,000

Median sale price

Median price		Property type	Unit	Suburb	NEWTOWN
Period	01 January 2024 to 31 December 2024		Source	pricefinder	

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

