

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

302 Latrobe Terrace, Newtown Vic 3220

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Newtown

Period - From

01/01/2020

to

31/12/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Fairmont Rd NEWTOWN 3220	\$880,000	27/03/2021
2	183 Skene St NEWTOWN 3220	\$780,000	05/12/2020
3	39 Autumn St GEELONG WEST 3218	\$775,000	14/10/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending December 2020: \$950,000



 3  1  3

Rooms: 6

Property Type: House (Res)

Land Size: 739 sqm approx

Agent Comments

Comparable Properties



9 Fairmont Rd NEWTOWN 3220 (REI)

Agent Comments

 3  2  2

Price: \$880,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 742 sqm approx



183 Skene St NEWTOWN 3220 (REI/VG)

Agent Comments

 3  1  2

Price: \$780,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 743 sqm approx

39 Autumn St GEELONG WEST 3218 (VG)

Agent Comments

 4  -  -

Price: \$775,000

Method: Sale

Date: 14/10/2020

Property Type: House (Res)

Land Size: 603 sqm approx