

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

2 Grant 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

or range
between

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$999,750

Property type

House

Suburb

Newtown

Period-from

01 Nov 2020

to

31 Oct 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

| | | |
|---|-------------|-----------|
| 105 Aphrasia Street Newtown VIC 3220 | \$1,000,000 | 11-Nov-20 |
| 220 Autumn Street Geelong West VIC 3218 | \$999,000 | 31-Oct-21 |
| 60 Noble Street Newtown VIC 3220 | \$1,070,000 | 10-Apr-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: 15 November 2021



105 Aphrasia Street Newtown VIC 3220

2 1 1

Sold Price

\$1,000,000

Sold Date

11-Nov-20

Distance

0.53km



220 Autumn Street Geelong West VIC 3218

3 2 2

Sold Price

^{RS} **\$999,000**

Sold Date

31-Oct-21

Distance

1.42km



60 Noble Street Newtown VIC 3220

3 1 2

Sold Price

\$1,070,000

Sold Date

10-Apr-21

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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