

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

18 Ballater Avenue 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,500

Property type

House

Suburb

Newtown

Period-from

01 Sep 2018

to

31 Aug 2019

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

8 Holyrood Avenue Newtown VIC 3220	\$549,000	07-Dec-18
23 Arkana Avenue Highton VIC 3216	\$547,500	27-Sep-18
18 Hill Street Belmont VIC 3216	\$550,000	10-Jul-19

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: 26 September 2019



8 Holyrood Avenue Newtown VIC 3220

3 1 1

Sold Price

\$549,000

Sold Date

07-Dec-18

Distance

0.48km



23 Arkana Avenue Highton VIC 3216

3 1 1

Sold Price

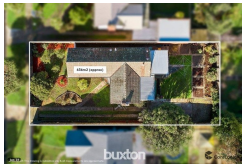
\$547,500

Sold Date

27-Sep-18

Distance

1.56km



18 Hill Street Belmont VIC 3216

3 1 1

Sold Price

\$550,000

Sold Date

10-Jul-19

Distance

2.5km

RS = Recent sale

UN = Undisclosed Sale

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