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<br>Including suburb and postcode | 1/94 Aphrasia Street, Newtown, VIC 3220 |

## Indicative selling price

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

Range between $459,000 & $479,000

## Median sale price

Median price 620,000 Property Type Unit Suburb NEWTOWN

Period - From 20/11/2023 to 19/11/2024 Source core_logic

## Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 |
|---|---|---|
| 1 2/154 Skene Street Newtown Vic 3220 | $470,000 | 2024-07-24 |
| 2 21/54 Percy Street Newtown Vic 3220 | $470,000 | 2024-02-19 |
| 3 1/154 Skene Street Newtown Vic 3220 | $470,000 | 2023-12-30 |

This Statement of Information was prepared on: 20/11/2024