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	38 Balcombe Road, Newtown, VIC 3220

Indicative selling price

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

Range between $995,000 & $1,070,000

Median sale price

Median price $1,165,000 Property Type House Suburb NEWTOWN

Period - From 18/05/2023 to 17/11/2024 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
1 398 Pakington Street Newtown Vic 3220	$995,000	2024-08-13
2 27 Cairns Avenue Newtown Vic 3220	$1,050,000	2023-09-01
3 371 Shannon Avenue Newtown Vic 3220	$1,069,000	2023-08-16

This Statement of Information was prepared on: 18/11/2024