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	9 Elderslie Terrace, Newtown Vic 3220

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,127,500 Property Type House Suburb Newtown

Period - From 03/10/2023 to 02/10/2024 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	2 Heathfield Ct NEWTOWN 3220	$1,040,000	16/08/2024
2	334 Shannon Av NEWTOWN 3220	$1,100,000	31/07/2024
3	115-117 Church St GEELONG WEST 3218	$1,100,000	13/06/2024

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: 03/10/2024 13:26

9 Elderslie Terrace, Newtown Vic 3220



2 -

Property Type: House (Previously Occupied - Detached)
Land Size: 837 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
03/10/2023 - 02/10/2024: $1,127,500

Comparable Properties



2 Heathfield Ct NEWTOWN 3220 (REI)

4 3 2

Price: $1,040,000
Method: Private Sale
Date: 16/08/2024
Property Type: House
Land Size: 830 sqm approx

Agent Comments



334 Shannon Av NEWTOWN 3220 (REI)

3 1 3

Price: $1,100,000
Method: Private Sale
Date: 31/07/2024
Property Type: House
Land Size: 831 sqm approx

Agent Comments



115-117 Church St GEELONG WEST 3218 (REI)

4 3 2

Price: $1,100,000
Method: Private Sale
Date: 13/06/2024
Property Type: House
Land Size: 919 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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