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	373 Shannon Avenue, Newtown, VIC 3220

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

Median price $1,200,000 Property Type House Suburb Newtown

Period - From 09/06/2023 to 08/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* 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 10 Allen Street Newtown Vic 3220	$700,000	2024-04-09
2 5 Garlick Avenue Newtown Vic 3220	$708,000	2024-09-19
3 15 Harvell Court Highton Vic 3216	$715,500	2024-02-23

This Statement of Information was prepared on: 09/12/2024