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	1/11 Aphrasia Street, Newtown VIC 3220

Indicative selling price

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

Range between $595,000 & $650,000

Median sale price

Median price $635,000 Property Type Unit Suburb Newtown

Period - From 28/07/2024 to 27/01/2025 Source core_logic

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

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 eighteen months.

Address of comparable property	Price	Date of sale
2/155 Hope Street Geelong West VIC 3218	$600,000	01/10/2024
408/18 Malone Street Geelong VIC 3220	$599,000	28/11/2024
108/18 Malone Street Geelong VIC 3220	$599,000	28/11/2024

This Statement of Information was prepared on: 28/01/2025