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 or locality and postcode: 108 Noble Street, Newtown Vic 3220

Indicative selling price

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

Range between $1,199,000 & $1,299,000

Median sale price

Median price $1,230,000 Property Type House Suburb Newtown

Period - From 01/01/2024 to 31/12/2024 Source REIV

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

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	348 Shannon Av NEWTOWN 3220	$1,275,000	21/11/2024
2	6 Glamis St NEWTOWN 3220	$1,230,000	21/11/2024
3			

OR

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.

This Statement of Information was prepared on: 21/01/2025 13:46

108 Noble Street, Newtown Vic 3220

Marcus Falconer
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4 2 1

Property Type: House
Land Size: 618 sqm approx

Agent Comments

Indicative Selling Price
$1,199,000 - $1,299,000
Median House Price
Year ending December 2024: $1,230,000

Comparable Properties



348 Shannon Av NEWTOWN 3220 (REI)

4 2 3

Price: $1,275,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 892 sqm approx

Agent Comments



6 Glamis St NEWTOWN 3220 (REI)

4 2 2

Price: $1,230,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 725 sqm approx

Agent Comments

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.

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