

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

2 Fordham Street, Newtown, VIC 3220

Indicative selling price

Single Price or Range between
\$1,200,000 - \$1,300,000












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

Median sale price

Median Price \$808,000	Property Type House	Suburb NEWTOWN
Period From 29/04/2018	Period To 29/10/2019	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

	36 BELFAST STREET NEWTOWN Price \$1,250,000 Date of Sale 04/10/2019 Land 786 sqm	3  2  1 
	40 GEORGE STREET NEWTOWN Price \$1,315,000 Date of Sale 10/07/2019 Land 638 sqm	4  2  1 
	25 STINTON AVENUE NEWTOWN Price \$1,280,000 Date of Sale 03/10/2018 Land 758 sqm	3  2  2 