

# 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

37 Fairview Avenue, Newtown, VIC 3220

### Indicative selling price

Single Price or Range between

\$780,000 - \$850,000







For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price <b>\$808,000</b>	Property Type <b>House</b>	Suburb <b>NEWTOWN</b>
Period From <b>18/05/2018</b>	Period To <b>18/11/2019</b>	Source <b>Core Logic</b>

### 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

	<b>23 HUNTINGDON STREET NEWTOWN</b>  Price \$830,000 Date of Sale 19/12/2018 Land 465 sqm	4  1  1 
	<b>17 CAMDEN ROAD NEWTOWN</b>  Price \$787,500 Date of Sale 11/12/2018 Land 728 sqm	4  2  2 
	<b>12 CHESTERFIELD COURT NEWTOWN</b>  Price \$850,000 Date of Sale 09/11/2018 Land 622 sqm	5  2  2 