



EASTWOOD ANDREWS

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

233-235 West Fyans Street Newtown VIC 3220

3 1 1

Indicative Selling Price

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

Range between \$930,000 & \$990,000

Median Sale Price

\$780,000 Houses in Newtown between Sep 2017 - Aug 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



4 Windmill Street Newtown VIC 3220

4 2 2

Sold Price **\$975,000** Sold Date **09-Dec-17**

Distance **0.57km**



128 Aphrasia Street Newtown VIC 3220

4 2 2

Sold Price **\$930,000** Sold Date **18-Jul-17**

Distance **1.16km**



45 Austin Street Newtown VIC 3220

4 2 1

Sold Price **\$950,000** Sold Date **02-Sep-17**

Distance **2.16km**

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