# 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

4A Patten Court Newtown VIC 3220

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$1,550,000	&	\$1,650,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$801,750	Prop	erty type		House	Suburb	Newtown
Period-from	01 Sep 2018	to	31 Aug 2	2019	Source		Corelogic

#### 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 18 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	
59 George Street Newtown VIC 3220	\$1,700,000	10-Jan-19	
91 Skene Street Newtown VIC 3220	\$1,570,000	21-Apr-18	
8 Frank Street Newtown VIC 3220	\$1,425,000	08-Mar-19	

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 18 months.

#### This Statement of Information was prepared on: 11 September 2019

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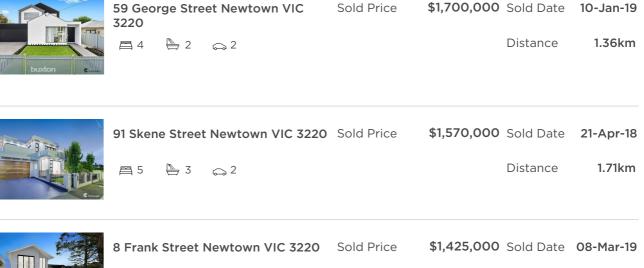
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Distance

1.87km





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RS = Recent sale UN = Undisclosed Sale

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