

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 38 Stinton Avenue, Newtown, VIC 3220

Indicative selling price

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

Single price or range between \$2,375,000 & \$2,495,000

Median sale price

Median price \$910,000 Property type House Suburb NEWTOWN

Period - From 22/07/2019 to 22/01/2021 Source CoreLogic

Comparable property sales

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
1 39 Virginia Street Newtown	\$2,600,000	19/11/2020
2 12 Huntingdon Street Newtown	\$2,225,000	05/06/2020
3 4 Wallace Street Newtown	\$2,405,978	05/12/2019

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: 22/01/2021