

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 10 Chesterfield Court, Newtown VIC 3220

### Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,180,000 Property type House Suburb Newtown

Period - From 01/04/2023 to 30/06/2023 Source REIV

### Comparable property sales

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
171 Skene Street, Newtown	\$1,845,000	22/07/2023
43 Montrose Place, Highton	\$1,750,000	02/06/2023
26 Retreat Road, Newtown	\$1,810,000	25/05/2023

This Statement of Information was prepared on: 23 August 2023