

# 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

10 Russell Street, Newtown, VIC 3220
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### Indicative selling price

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

Single price 

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 or range between 

\$1,225,000
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 & 

\$1,325,000
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### Median sale price

Median price 

\$ 1,220,000
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 Property type 

House
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 Suburb 

NEWTOWN
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Period - From 

28/11/2022
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 to 

27/11/2023
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 Source 

core_logic
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### 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

	Address of comparable property	Price	Date of sale
1	40 Nantes Street Newtown Vic 3220	\$1,300,000	2023-09-13
2	26 Roebuck Street Newtown Vic 3220	\$1,322,500	2022-11-08
3	30 Mervyn Street Newtown Vic 3220	\$1,225,000	2022-12-03

This Statement of Information was prepared on: 

28/11/2023
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