

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 12 Margaret Street, Newtown, VIC 3220

Indicative selling price

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

Single price or range between \$1,275,000 & \$1,350,000

Median sale price

Median price \$1,220,000 Property type House Suburb NEWTOWN
Period - From 29/11/2022 to 28/11/2023 Source core_logic

Comparable property sales

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 eighteen months.

| | Address of comparable property | Price | Date of sale |
|---|---|-------------|--------------|
| 1 | 40 Nantes Street Newtown Vic 3220 | \$1,300,000 | 2023-09-13 |
| 2 | 36 Roxby Street Manifold Heights Vic 3218 | \$1,325,000 | 2023-05-28 |
| 3 | 27 William Street Newtown VIC 3220 | \$1,367,000 | 2023-11-11 |

This Statement of Information was prepared on: 29/11/2023

