

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

2/12 BALCOMBE ROAD 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

\$995,000

&

\$1,055,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Newtown

Period-from

01 Apr 2023

to

31 Mar 2024

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

20/12 BALCOMBE ROAD NEWTOWN VIC 3220	\$1,072,000	02-Dec-23
50A BALCOMBE ROAD NEWTOWN VIC 3220	\$940,000	29-Jun-23
263B ROSLYN ROAD HIGHTON VIC 3216	\$905,000	09-Apr-24

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: 26 April 2024



**20/12 BALCOMBE ROAD
NEWTOWN VIC 3220**

 3  2  2

Sold Price **\$1,072,000** Sold Date **02-Dec-23**

Distance **0.14km**



**50A BALCOMBE ROAD NEWTOWN
VIC 3220**

 3  2  2

Sold Price **\$940,000** Sold Date **29-Jun-23**

Distance **0.28km**



**263B ROSLYN ROAD HIGHTON VIC
3216**

 3  2  2

Sold Price ^{RS} **\$905,000** Sold Date **09-Apr-24**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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