

## 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

20/12 BALCOMBE ROAD NEWTOWN VIC 3220

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Newtown

Period-from

01 Nov 2022

to

31 Oct 2023

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

18/12 BALCOMBE ROAD NEWTOWN VIC 3220	\$1,226,000	10-Sep-22
50B BALCOMBE ROAD NEWTOWN VIC 3220	\$1,080,000	08-Nov-22
8 DUNDEE PLACE NEWTOWN VIC 3220	\$1,030,000	07-Jun-22

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: 07 November 2023



**18/12 BALCOMBE ROAD  
NEWTOWN VIC 3220**

3 2 2

Sold Price **\$1,226,000** Sold Date **10-Sep-22**

Distance **0.03km**

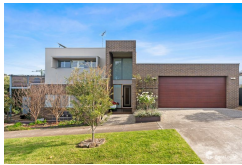


**50B BALCOMBE ROAD NEWTOWN  
VIC 3220**

4 3 2

Sold Price **\$1,080,000** Sold Date **08-Nov-22**

Distance **0.36km**



**8 DUNDEE PLACE NEWTOWN VIC  
3220**

3 2 2

Sold Price **\$1,030,000** Sold Date **07-Jun-22**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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