



vanders

Real Estate

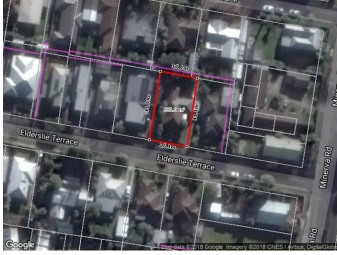
STATEMENT OF INFORMATION

4 ELDERSLIE TERRACE, NEWTOWN, VIC 3220

PREPARED BY VANDERS REAL ESTATE, 152A HIGH STREET BELMONT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 ELDESLIE TERRACE, NEWTOWN, VIC

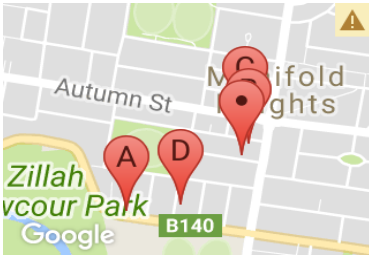
 3  1  2

Indicative Selling Price

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

Price Range: \$600,000 to \$640,000

MEDIAN SALE PRICE



NEWTOWN, VIC, 3220

Suburb Median Sale Price (House)

\$755,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



398 ABERDEEN ST, NEWTOWN, VIC 3220

 3  2  2

Sale Price

\$662,500

Sale Date: 21/07/2017

Distance from Property: 425m



1 SHERBOURNE TCE, NEWTOWN, VIC 3220

 3  2  4

Sale Price

\$670,000

Sale Date: 29/06/2017

Distance from Property: 47m



301 AUTUMN ST, NEWTOWN, VIC 3220

 3  1  1

Sale Price

\$631,000

Sale Date: 03/06/2017

Distance from Property: 121m



This report has been compiled on 14/03/2018 by Vanders Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



29 WARWICK ST, NEWTOWN, VIC 3220

 4  1  1

Sale Price

\$700,000

Sale Date: 25/05/2017

Distance from Property: 265m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 ELDERSLIE TERRACE, NEWTOWN, VIC 3220

Indicative selling price

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

Price Range: \$600,000 to \$640,000

Median sale price

Median price \$755,000

House

Unit

Suburb

NEWTOWN

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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
398 ABERDEEN ST, NEWTOWN, VIC 3220	\$662,500	21/07/2017
1 SHERBOURNE TCE, NEWTOWN, VIC 3220	\$670,000	29/06/2017
301 AUTUMN ST, NEWTOWN, VIC 3220	\$631,000	03/06/2017
29 WARWICK ST, NEWTOWN, VIC 3220	\$700,000	25/05/2017