

# STATEMENT OF INFORMATION

11 CLARENDON STREET, NEWTOWN, VIC 3220

PREPARED BY JASON BARNETT AREI, BARNETT REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 CLARENDON STREET, NEWTOWN, VIC** 3 1 1

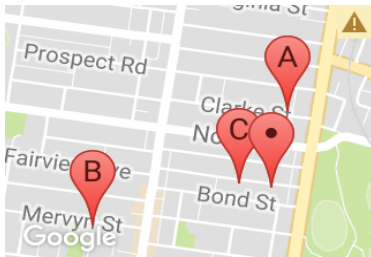
### Indicative Selling Price

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

**Price Range: \$700,000 to \$750,000**

Provided by: Jason Barnett AREI, Barnett Real Estate

## MEDIAN SALE PRICE



**NEWTOWN, VIC, 3220**

Suburb Median Sale Price (House)

**\$722,500**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## 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.



**16 CLARKE ST, NEWTOWN, VIC 3220** 3 1 2

Sale Price

**\*\$673,000**

Sale Date: 03/06/2017

Distance from Property: 279m



**17 MERVYN ST, NEWTOWN, VIC 3220** 3 2 2

Sale Price

**\$795,000**

Sale Date: 18/02/2017

Distance from Property: 596m



**31 CLARENDON ST, NEWTOWN, VIC 3220** 4 2 2

Sale Price

**\*\$725,500**

Sale Date: 15/07/2017

Distance from Property: 106m



This report has been compiled on 22/08/2017 by Barnett Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

11 CLARENDON STREET, NEWTOWN, VIC 3220

### Indicative selling price

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

Price Range: \$700,000 to \$750,000

### Median sale price

Median price \$722,500

House

Unit

Suburb

NEWTOWN

Period 01 July 2016 to 30 June 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
16 CLARKE ST, NEWTOWN, VIC 3220	*\$673,000	03/06/2017
17 MERVYN ST, NEWTOWN, VIC 3220	\$795,000	18/02/2017
31 CLARENDON ST, NEWTOWN, VIC 3220	*\$725,500	15/07/2017