

## 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

2/39 MARSHALL 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) (\*Delete single price or range as applicable)

Single Price

\$1,275,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,145,000

Property type

House

Suburb

Newtown

Period-from

01 Aug 2023

to

31 Jul 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

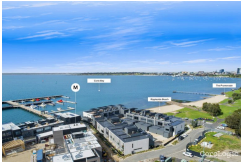
Date of sale

1 LADY NELSON DRIVE RIPPLESIDE VIC 3215	\$1,350,000	27-May-24
1A FRANK STREET NEWTOWN VIC 3220	\$1,340,000	09-May-24
51 SPRING STREET GEELONG WEST VIC 3218	\$1,225,000	13-Nov-23

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: 29 August 2024



**1 LADY NELSON DRIVE RIPPLESIDE VIC 3215** Sold Price **\$1,350,000** Sold Date **27-May-24**

 3  2  2

Distance **3.81km**



**1A FRANK STREET NEWTOWN VIC 3220** Sold Price **\$1,340,000** Sold Date **09-May-24**

 4  2  2

Distance **1km**



**51 SPRING STREET GEELONG WEST VIC 3218** Sold Price **\$1,225,000** Sold Date **13-Nov-23**

 4  2  2

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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