



RayWhite.



Statement
of information

38 WILLIAM STREET, NEWTOWN, VIC 3220

PREPARED BY ALEX ILYIN, RAY WHITE HIGHTON, PHONE: +61 412 045 576

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 WILLIAM STREET, NEWTOWN, VIC 3220  3  2  2

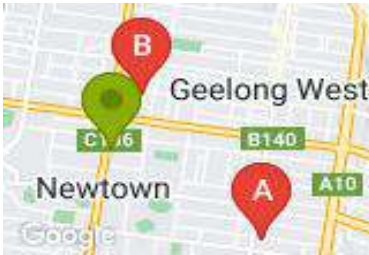
Indicative Selling Price

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

Price Range: **\$800,000 to \$850,000**

Provided by: Alex Ilyin, Ray White Highton

MEDIAN SALE PRICE



NEWTOWN, VIC, 3220

Suburb Median Sale Price (Unit)

\$599,500

01 July 2023 to 30 June 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



77 CLARKE ST, NEWTOWN, VIC 3220

 3  -  -

Sale Price

\$821,000

Sale Date: 19/02/2024

Distance from Property: 1.2km



99 GERTRUDE ST, GEELONG WEST, VIC 3218

 3  1  2

Sale Price

\$810,000

Sale Date: 29/12/2023

Distance from Property: 435m



This report has been compiled on 08/07/2024 by Ray White Highton. Property Data Solutions Pty Ltd 2024 - 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.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

38 WILLIAM STREET, NEWTOWN, VIC 3220

Indicative selling price

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

Price Range: \$800,000 to \$850,000


Median sale price

Median price: \$599,500

Property type: House

Suburb: NEWTOWN

Period: 01 July 2023 to 30 June 2024

Source: 

Comparable property sales

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.

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
77 CLARKE ST, NEWTOWN, VIC 3220	\$821,000	19/02/2024
99 GERTRUDE ST, GEELONG WEST, VIC 3218	\$810,000	29/12/2023

This Statement of Information was prepared on: 08/07/2024