

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

11 ARDLUI DRIVE NEWTOWN VIC 3220

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

Newtown

Period-from

01 Jun 2022

to

31 May 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

1/46 QUEENS PARK ROAD NEWTOWN VIC 3220	\$570,000	01-Mar-23
1/34 BELFAST STREET NEWTOWN VIC 3220	\$665,000	15-Sep-22
1/1 SYLVAN COURT NEWTOWN VIC 3220	\$565,000	08-Oct-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 June 2023



**1/46 QUEENS PARK ROAD
NEWTOWN VIC 3220**

 2  1  1

Sold Price

\$570,000

Sold Date

01-Mar-23

Distance

0.75km



**1/34 BELFAST STREET NEWTOWN
VIC 3220**

 2  1  1

Sold Price

\$665,000

Sold Date

15-Sep-22

Distance

1.31km



**1/1 SYLVAN COURT NEWTOWN
VIC 3220**

 2  1  2

Sold Price

\$565,000

Sold Date

08-Oct-22

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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