

Jasmin Jurkovic  
5278 7011  
0421 357 077

jasmin.jurkovic@harcourts.com.au

**Indicative Selling Price**

\$735,000 - \$808,500

**Median House Price**

March quarter 2017: \$740,000



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**316 Shannon Av NEWTOWN 3220 (REI)**

**Agent Comments**



**Price:** \$775,000

**Method:** Private Sale

**Date:** 20/02/2017

**Rooms:** -

**Property Type:** House (Res)



**12 Camden Rd NEWTOWN 3220 (REI)**

**Agent Comments**



**Price:** \$750,000

**Method:** Auction Sale

**Date:** 06/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 713 sqm



**8 Dundee PI NEWTOWN 3220 (REI)**

**Agent Comments**



**Price:** \$720,000

**Method:** Private Sale

**Date:** 20/01/2017

**Rooms:** -

**Property Type:** House (Res)

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode  
6 Vista Road, Newtown Vic 3220

#### Indicative selling price

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

Range between \$735,000 & \$808,500

#### Median sale price

Median price \$740,000

House X

Suburb Newtown

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
316 Shannon Av NEWTOWN 3220	\$775,000	20/02/2017
12 Camden Rd NEWTOWN 3220	\$750,000	06/05/2017
8 Dundee PI NEWTOWN 3220	\$720,000	20/01/2017