## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

le						
9/270A PAKINGTON STREET NEWTOWN VIC 3220						
e see consumer.vio	c.gov.a	u/underquot	ing (*E	Delete single pr	ce or range	as applicable)
	or range between		\$530,000	&	\$570,000	
pplicable)					_	
\$620,000	00 Property type U			Unit	Suburb	Newtown
01 Jun 2024	to	to 31 May 2025			e	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					e	Date of sale
7/349 PAKINGTON STREET NEWTOWN VIC 3220					550,000	12-Feb-25
	e see consumer.vice  pplicable)  \$620,000  01 Jun 2024  sales (*Delete A properties sold with the representative corporty	9/270A PAKINGTON  e see consumer.vic.gov.a  pplicable)  \$620,000 Pro  01 Jun 2024 to  sales (*Delete A or B properties sold within five attractive consider representative consider represents.	e see consumer.vic.gov.au/underquot or ran between  pplicable)  \$620,000 Property type  01 Jun 2024 to 31 May 2  sales (*Delete A or B below as a properties sold within five kilometres on t's representative considers to be moreoperty	e see consumer.vic.gov.au/underquoting (*E or range between	e see consumer.vic.gov.au/underquoting (*Delete single pri or range between \$530,000  pplicable)  \$620,000 Property type Unit  01 Jun 2024 to 31 May 2025 Source  sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale of the property type property type property for sale of the property type property for sale of the property for sale	9/270A PAKINGTON STREET NEWTOWN VIC 3220  e see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$530,000 &  pplicable)  \$620,000 Property type Unit Suburb  01 Jun 2024 to 31 May 2025 Source  cales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale in the last nt's representative considers to be most comparable to the property for roperty  Price

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: 27 June 2025



OR

В\*



P 0352221616

M 0414522325

 $\ \ \, \vdash \ \, \mathsf{heidi@whitfordproperty.com.au}$ 



7/349 PAKINGTON STREET NEWTOWN VIC 3220

**=** 2

**\** 1

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Sold Price

**\$550,000** Sold Date **12-Feb-25** 

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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