

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	15 Bradley Street, Newport Vic 3015
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$825,000	&	\$890,000

Median sale price

Median price	\$1,046,000	Hou	se X	Unit		Suburb	Newport
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	,		
1	189 Hudsons Rd SPOTSWOOD 3015	\$875,000	21/04/2017
2	11 Margaret St NEWPORT 3015	\$870,000	13/05/2017
3	1/176 Blackshaws Rd SOUTH KINGSVILLE 3015	\$830,000	21/04/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Price

Date of sale







Rooms:

Property Type: House (Res) **Land Size:** 764 sqm approx

Agent Comments

Indicative Selling Price \$825,000 - \$890,000 Median House Price Year ending June 2017: \$1,046,000

Comparable Properties



189 Hudsons Rd SPOTSWOOD 3015 (VG)

3





Price: \$875,000 Method: Sale Date: 21/04/2017

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

11 Margaret St NEWPORT 3015 (REI/VG)

3





Agent Comments

Agent Comments

Price: \$870,000 Method: Auction Sale Date: 13/05/2017

Rooms: -

Property Type: Townhouse (Res) **Land Size:** 160 sqm approx

1/176 Blackshaws Rd SOUTH KINGSVILLE 3015 (REI/VG)

-- 3



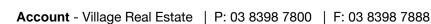




Price: \$830,000 Method: Auction Sale Date: 21/04/2017 Rooms: 5

Property Type: Townhouse (Single)

Agent Comments







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