

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	Price	Date of sale
1	76 Gordon St NEWPORT 3015	\$1,150,000	12/11/2017
2	29 Salisbury St NEWPORT 3015	\$1,100,000	21/10/2017
3	19 Milford St NEWPORT 3015	\$1,095,000	03/03/2018

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.



3 1 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 495 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2018: \$1,112,500

Comparable Properties



76 Gordon St NEWPORT 3015 (REI/VG)

Agent Comments

2 1 2

Price: \$1,150,000

Method: Private Sale

Date: 12/11/2017

Rooms: 6

Property Type: House

Land Size: 557 sqm approx



29 Salisbury St NEWPORT 3015 (REI/VG)

Agent Comments

3 1 3

Price: \$1,100,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 498 sqm approx



19 Milford St NEWPORT 3015 (REI)

Agent Comments

3 1 1

Price: \$1,095,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 430 sqm approx