

#### 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	54 Junction Street, Newport Vic 3015
Including suburb and	·
postcode	

#### Indicative selling price

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

&	\$1,200,000
	&

#### Median sale price

Median price	\$1,112,500	Hou	ise X	Unit		Suburb	Newport
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

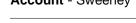
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.















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)

**-**2







Price: \$1,150,000 Method: Private Sale Date: 12/11/2017

Rooms: 6

**Property Type:** House **Land Size:** 557 sqm approx

Agent Comments



29 Salisbury St NEWPORT 3015 (REI/VG)

**—** 





**6** 

**Price:** \$1,100,000 **Method:** Auction Sale **Date:** 21/10/2017 **Rooms:** 5

Property Type: House (Res) Land Size: 498 sqm approx Agent Comments



19 Milford St NEWPORT 3015 (REI)

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**Price:** \$1,095,000 **Method:** Auction Sale **Date:** 03/03/2018

Rooms: -

**Property Type:** House (Res) **Land Size:** 430 sqm approx

**Agent Comments** 

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