

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

42 Wilkins Street, Newport Vic 3015

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$1,052,800

Property Type

House

Suburb

Newport

Period - From

01/01/2019

to

31/12/2019

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		Price	Date of sale
1	25 Challis St NEWPORT 3015	\$800,000	16/11/2019
2	76 Market St NEWPORT 3015	\$765,000	09/11/2019
3	4 Fowler Cr NEWPORT 3015	\$727,000	14/03/2020

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.

This Statement of Information was prepared on:

30/03/2020 10:51



2 1 0

Property Type: House (Res)

Land Size: 167 sqm approx

Agent Comments

Indicative Selling Price

\$750,000

Median House Price

Year ending December 2019: \$1,052,800

Comparable Properties



25 Challis St NEWPORT 3015 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 4

Property Type: House (Res)

Land Size: 360 sqm approx

76 Market St NEWPORT 3015 (REI/VG)

Agent Comments

3 1 -

Price: \$765,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 337 sqm approx

4 Fowler Cr NEWPORT 3015 (REI)

Agent Comments

3 1 1

Price: \$727,000

Method: Auction Sale

Date: 14/03/2020

Property Type: House (Res)