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

5 Irving Street Newport VIC 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$1,440,000	&	\$1,540,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$1,030,000	Prop	erty type	House		Suburb	Newport
Period-from	01 Nov 2018	to	31 Oct 2	2019	Source		Corelogic

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 6 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
25 Collingwood Road Newport VIC 3015	\$1,450,000	14-Mar-19
4 Waltham Road Newport VIC 3015	\$1,545,000	17-Aug-19
50 Speight Street Newport VIC 3015	\$1,625,000	10-Aug-19

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 6 months.

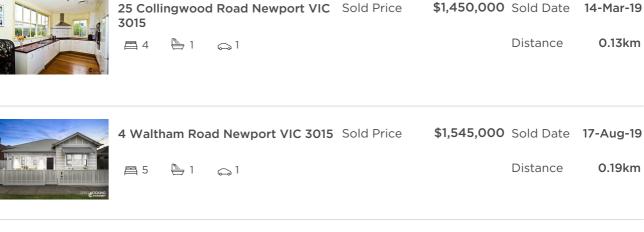
This Statement of Information was prepared on: 14 November 2019



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50 Speight Street Newport VIC 3015	Sold Price	\$1,625,000	Sold Date	10-Aug-19
📇 4 👆 2 👝 1			Distance	1.08km

RS = Recent sale UN = Undisclosed Sale

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