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

3/28 Durkin Street, Newport Vic 3015

Indicative selling price

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

Range between | $1,100,000 | & | $1,210,000

Median sale price

| Median price | $1,122,500 | Property Type | House | Suburb | Newport |

| Period - From | 16/04/2020 | to | 15/04/2021 | 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	6 Charlotte St NEWPORT 3015	$1,175,000	08/02/2021
2	1 Rosemary La NEWPORT 3015	$1,175,000	27/02/2021
3	72 Stephenson St SOUTH KINGSVILLE 3015	$1,172,000	30/12/2020

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: | 16/04/2021 15:45

CONSUMER AFFAIRS VICTORIA

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Property Type:

Agent Comments

Indicative Selling Price
$1,100,000 - $1,210,000
Median House Price
16/04/2020 - 15/04/2021: $1,122,500

Comparable Properties

6 Charlotte St NEWPORT 3015 (REI/VG)

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Price: $1,175,000
Method: Private Sale
Date: 08/02/2021
Property Type: Townhouse (Res)
Land Size: 293 sqm approx

Agent Comments

1 Rosemary La NEWPORT 3015 (REI)

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Price: $1,175,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House

Agent Comments

72 Stephenson St SOUTH KINGSVILLE 3015 (VG)

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Price: $1,172,000
Method: Sale
Date: 30/12/2020
Property Type: House (Res)
Land Size: 335 sqm approx

Agent Comments

Account - Sweeney | P: 03 9399 9111 | F: 03 9399 9031