

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

61 Challis Street, Newport Vic 3015

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,090,000

Property Type House

Suburb Newport

Period - From 01/10/2018

to 30/09/2019

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	71 Home Rd NEWPORT 3015	\$1,316,000	10/08/2019
2	77 Elizabeth St NEWPORT 3015	\$1,300,000	31/08/2019
3	225 Woods St NEWPORT 3015	\$1,220,000	21/09/2019

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:

13/11/2019 12:10



4
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 4

Property Type: House (Previously Occupied - Detached)
Land Size: 788 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending September 2019: \$1,090,000

Comparable Properties

71 Home Rd NEWPORT 3015 (REI)

Agent Comments

3
 2
 3

Price: \$1,316,000
Method: Auction Sale
Date: 10/08/2019
Property Type: House (Res)
Land Size: 523 sqm approx

77 Elizabeth St NEWPORT 3015 (REI/VG)

Agent Comments

3
 2
 6

Price: \$1,300,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 674 sqm approx

225 Woods St NEWPORT 3015 (REI)

Agent Comments

3
 1
 3

Price: \$1,220,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 612 sqm approx