

## 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

58 North Road, Newport Vic 3015

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&amp;

\$1,150,000

## Median sale price

Median price \$1,070,000

House

X

Unit

Suburb Newport

Period - From 01/07/2017

to

30/06/2018

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.

|   | Address of comparable property | Price       | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 9 Railway Pde NEWPORT 3015     | \$1,095,000 | 18/07/2018   |
| 2 | 3 Miris St NEWPORT 3015        | \$1,080,000 | 04/09/2018   |
| 3 | 21 Woods St NEWPORT 3015       | \$1,035,000 | 08/09/2018   |

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.



3 1 1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 360 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 Year ending June 2018: \$1,070,000

## Comparable Properties



**9 Railway Pde NEWPORT 3015 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,095,000  
**Method:** Private Sale  
**Date:** 18/07/2018  
**Rooms:** -  
**Property Type:** House



**3 Miris St NEWPORT 3015 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 04/09/2018  
**Rooms:** -  
**Property Type:** House



**21 Woods St NEWPORT 3015 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,035,000  
**Method:** Auction Sale  
**Date:** 08/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 337 sqm approx