

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 4 BREADALBANE PLACE, NEWPORT 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 \$1,100,000 & \$1,150,000

Median sale price

Median price \$990,000 Property type HOUSE Suburb NEWPORT

Period - From 1 OCT 2019 to 31 DEC 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. 116 NORTH ROAD, NEWPORT 3015	\$1,100,000	17 OCT 2019
2. 8 BURBIDGE DRIVE, WILLIAMSTOWN 3016	\$1,143,000	10 OCT 2019
3. 2 TEAL COURT, WILLIAMSTOWN 3016	\$1,160,000	15 NOV 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: 5 FEBRUARY 2020