

## 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

1/10 Blenheim 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 \$600,000

&amp;

\$660,000

**Median sale price**

Median price \$1,130,000

House

X

Unit

Suburb Newport

Period - From 01/01/2019

to

31/03/2019

Source REIV

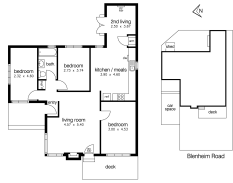
**Comparable property sales (\*Delete A or B below as applicable)**

- 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	1/88 Blackshaws Rd SOUTH KINGSVILLE 3015	\$635,000	30/03/2019
2	3/25 Thorpe St NEWPORT 3015	\$615,000	26/01/2019
3	16 Hatherley Gr ALTONA NORTH 3025	\$610,000	20/02/2019

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.



3 1 3

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
 \$600,000 - \$660,000  
**Median House Price**  
 March quarter 2019: \$1,130,000

## Comparable Properties



**1/88 Blackshaws Rd SOUTH KINGSVILLE 3015** **Agent Comments**  
**(REI)**

2 1 1

**Price:** \$635,000  
**Method:** Auction Sale  
**Date:** 30/03/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**3/25 Thorpe St NEWPORT 3015 (VG)**

**Agent Comments**

2 - -

**Price:** \$615,000  
**Method:** Sale  
**Date:** 26/01/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**16 Hatherley Gr ALTONA NORTH 3025**  
**(REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 20/02/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 337 sqm approx