

# 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

85 Farm Street, 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 \$880,000 & \$920,000

### Median sale price

Median price \$1,060,500 Property Type House Suburb Newport

Period - From 16/04/2019 to 15/04/2020 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 | 30 Junction St NEWPORT 3015    | \$952,500 | 07/12/2019   |
| 2 | 349 Douglas Pde NEWPORT 3015   | \$925,000 | 04/11/2019   |
| 3 | 9 Paine St NEWPORT 3015        | \$850,000 | 08/11/2019   |

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:

16/04/2020 11:23



3   
 1   
 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$880,000 - \$920,000

**Median House Price**

16/04/2019 - 15/04/2020: \$1,060,500

## Comparable Properties



**30 Junction St NEWPORT 3015 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$952,500

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** House (Res)

**Land Size:** 257 sqm approx



**349 Douglas Pde NEWPORT 3015 (REI/VG)**

Agent Comments

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 1   
 4

**Price:** \$925,000

**Method:** Private Sale

**Date:** 04/11/2019

**Property Type:** House (Res)

**Land Size:** 490 sqm approx

**9 Paine St NEWPORT 3015 (VG)**

Agent Comments

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**Price:** \$850,000

**Method:** Sale

**Date:** 08/11/2019

**Property Type:** House (Res)

**Land Size:** 314 sqm approx