

# 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 48 Davies Street, Newport

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,200,000 & \$1,275,000

### Median sale price

Median price \$1,080,000 Property type HOUSE Suburb Newport  
Period - From 1 Jan 2020 to 31 MAR 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. 8 Elgin Street Newport	\$1,250,000	09 Jun 2020
2. 17 Bunbury Street Newport	\$1,340,000	29 Feb 2020
3. 239 Douglas Parade Newport	\$1,380,000	15 Feb 2020

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: 2<sup>nd</sup> July 2020