

STATEMENT OF INFORMATION

62 SALISBURY STREET, NEWPORT, VIC

PREPARED BY BRENDAN CURRY, HUNTERFRENCH REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



62 SALISBURY STREET, NEWPORT, VIC



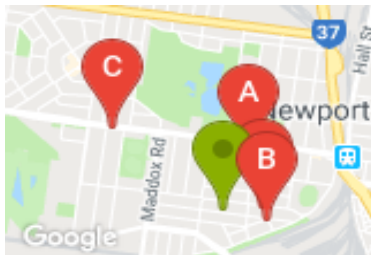
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: 950,000 to 1,040,000

Provided by: Brendan Curry, Hunterfrench Real Estate

MEDIAN SALE PRICE



NEWPORT, VIC, 3015

Suburb Median Sale Price (House)

\$1,070,000

01 July 2017 to 30 June 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



44 SPEIGHT ST, NEWPORT, VIC 3015



Sale Price

\$1,100,000

Sale Date: 17/02/2018

Distance from Property: 435m



19 MILFORD ST, NEWPORT, VIC 3015



Sale Price

\$1,095,000

Sale Date: 03/03/2018

Distance from Property: 298m



195 MASON ST, NEWPORT, VIC 3015



Sale Price

\$1,030,000

Sale Date: 09/03/2018

Distance from Property: 925m



This report has been compiled on 30/07/2018 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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37 WOODS ST, NEWPORT, VIC 3015

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Sale Price

***\$1,100,000**

Sale Date: 28/05/2018

Distance from Property: 259m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

62 SALISBURY STREET, NEWPORT, VIC

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

950,000 to 1,040,000

Median sale price

Median price

\$1,070,000

House

X

Unit

Suburb

NEWPORT

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
44 SPEIGHT ST, NEWPORT, VIC 3015	\$1,100,000	17/02/2018
19 MILFORD ST, NEWPORT, VIC 3015	\$1,095,000	03/03/2018
195 MASON ST, NEWPORT, VIC 3015	\$1,030,000	09/03/2018
37 WOODS ST, NEWPORT, VIC 3015	*\$1,100,000	28/05/2018