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	Unit 1/86 The Strand, Newport Vic 3015

Indicative selling price

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

Range between	$460,000	&	$490,000

Median sale price

Median price	$710,000	House		Unit	X		Suburb	Newport

Period - From	01/10/2018	to	31/12/2018	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 6/178 Ferguson St WILLIAMSTOWN 3016	$505,000	20/10/2018
2 6/42-44 Verdon St WILLIAMSTOWN 3016	$460,000	03/01/2019
3 4/45 Oxford St NEWPORT 3015	$440,000	06/10/2018

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.~~

REIV   propertydata.com.au

🛏   🛁 -   🚗

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$510,000 - $560,000
Median Unit Price
December quarter 2018: $710,000

Comparable Properties

6/178 Ferguson St WILLIAMSTOWN 3016 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $505,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Apartment

Agent Comments

6/42-44 Verdon St WILLIAMSTOWN 3016 (REI)

🛏 2   🛁 1   🚗 1

Price: $460,000
Method: Private Sale
Date: 03/01/2019
Rooms: -
Property Type: Apartment

Agent Comments

4/45 Oxford St NEWPORT 3015 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $440,000
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: Apartment

Agent Comments

REIV   propertydata.com.au