

# 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

45 Anderson 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 \$850,000 & \$900,000

### Median sale price

Median price \$1,100,000 Property Type House Suburb Newport

Period - From 01/01/2020 to 31/12/2020 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	15 Railway Pde NEWPORT 3015	\$895,000	10/12/2020
2	84 Graham St NEWPORT 3015	\$890,000	21/11/2020
3	476 Melbourne Rd NEWPORT 3015	\$800,000	12/12/2020

**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:

22/01/2021 11:16



2 1 1

**Property Type:** House  
**Land Size:** 342 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median House Price**  
Year ending December 2020: \$1,100,000

## Comparable Properties



**15 Railway Pde NEWPORT 3015 (REI)**

**Agent Comments**

2 1 4

**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 10/12/2020  
**Rooms:** 3  
**Property Type:** House



**84 Graham St NEWPORT 3015 (REI)**

**Agent Comments**

3 1 1

**Price:** \$890,000  
**Method:** Auction Sale  
**Date:** 21/11/2020  
**Property Type:** House  
**Land Size:** 495 sqm approx



**476 Melbourne Rd NEWPORT 3015 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 12/12/2020  
**Property Type:** House