#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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45 Anderson Street, Newport Vic 3015
<b>'</b>

#### Indicative selling price

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

Range between \$850,000 & \$900,000	Range between	\$850,000	&	\$900,000
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#### Median sale price

Median price	\$1,100,000	Pro	perty 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

	areas or comparable property	1 1100	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
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Date of sale











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)





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

Property Type: House

**Agent Comments** 

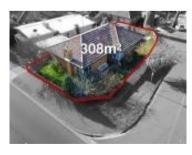


84 Graham St NEWPORT 3015 (REI)





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



476 Melbourne Rd NEWPORT 3015 (REI/VG)





Price: \$800.000 Method: Auction Sale Date: 12/12/2020 Property Type: House Agent Comments

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