

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

4/101 Blackshaws Road, Newport Vic 3015

Indicative selling price

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

Range between \$595,000

&

\$620,000

Median sale price

Median price \$770,000

House

Unit

X

Suburb Newport

Period - From 01/10/2016

to 30/09/2017

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	3/11 Abbott St SPOTSWOOD 3015	\$657,000	09/09/2017
2	2/22 Stephenson St SPOTSWOOD 3015	\$635,000	02/09/2017
3	5/49 Challis St NEWPORT 3015	\$608,000	21/09/2017

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.~~



2 1 2

Rooms:
Property Type: Villa
Agent Comments

Indicative Selling Price

\$595,000 - \$620,000

Median Unit Price

Year ending September 2017: \$770,000

Comparable Properties



3/11 Abbott St SPOTSWOOD 3015 (REI)

Agent Comments

2 1 2

Price: \$657,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: Unit



2/22 Stephenson St SPOTSWOOD 3015 (REI/VG)

Agent Comments

2 1 1

Price: \$635,000
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: Unit
Land Size: 157 sqm approx



5/49 Challis St NEWPORT 3015 (REI)

Agent Comments

2 1 1

Price: \$608,000
Method: Private Sale
Date: 21/09/2017
Rooms: 4
Property Type: Unit