

# 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 243 Douglas Parade, Newport

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range Between \$1,250,000 & \$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$990,000 House ☒ Suburb NEWPORT

Period - From 01/10/2019 to 31/12/2019 Source REIV

### Comparable property sales

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- 36 Elphin Street, Newport	\$1,230,000	13/07/19
2- 239 Douglas Parade, Newport	\$1,380,000	15/02/2020
3- 15 Latrobe Street, Newport	\$1,389,000	07/12/19