

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	37 Davies Street, Newport Vic 3015
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,015,000	Hou	ıse X	Unit		Suburb	Newport
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	4 Oxford St NEWPORT 3015	\$1,440,000	21/07/2018
2	52 Albert St WILLIAMSTOWN 3016	\$1,430,000	13/09/2018
3	199 Melbourne Rd WILLIAMSTOWN 3016	\$1,300,000	31/08/2018

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.











Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** June quarter 2018: \$1,015,000

Landmark Living - Bayside Lifestyle Occupying a substantial portion of the historic UFS Dispensary building, this palatial three bedroom residence delivers a peerless bayside lifestyle, private alfresco entertaining options, elegant lounge and light filled living/dining/Smeg kitchen featuring soaring pressed metal ceilings. Seconds from Newport station, cafés, shops and The Substation.

Comparable Properties



4 Oxford St NEWPORT 3015 (REI)

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Price: \$1,440,000 Method: Auction Sale Date: 21/07/2018

Rooms: 5

Property Type: House (Res) Land Size: 674 sqm approx

Agent Comments

52 Albert St WILLIAMSTOWN 3016 (REI)

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Agent Comments

Price: \$1,430,000

Method: Sold Before Auction

Date: 13/09/2018

Rooms: -

Property Type: House (Res) Land Size: 478 sqm approx





199 Melbourne Rd WILLIAMSTOWN 3016 (REI) Agent Comments

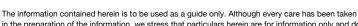
Price: \$1,300,000 Method: Private Sale

Date: 31/08/2018

Rooms: 4

Property Type: House

Account - Edward Thomas | P: 03 9376 3322



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