

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

37 Davies Street, Newport Vic 3015

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,015,000

House

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.

	Address 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.



3
 2
 1

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)

Agent Comments

3
 1
 2

Price: \$1,440,000

Method: Auction Sale

Date: 21/07/2018

Rooms: 5

Property Type: House (Res)

Land Size: 674 sqm approx

52 Albert St WILLIAMSTOWN 3016 (REI)

Agent Comments

3
 2
 3

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

3
 2
 1

Price: \$1,300,000

Method: Private Sale

Date: 31/08/2018

Rooms: 4

Property Type: House