

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 14 Breadalbane Place, Newport VIC 3015

Indicative selling price

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

Single price - or range between \$1,200,000 & \$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,100,000 *House X *Unit Suburb NEWPORT VIC 3015

Period - From March 2016 to March 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. 4a Home Road, Newport VIC 3015	\$1,215,000	25/03/2017
2. 26A Macquarie Street, Williamstown VIC 3016	\$1,262,000	25/02/2017
3. 18 Latrobe Street, Newport VIC 3015	\$1,270,000	1/04/2017

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.