

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

5/38 Blenheim Road, Newport VIC 3015

Indicative selling price

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

range between \$800,000 & \$880,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,070,000

*House ☒

*Unit ☐

Suburb Newport

Period - From 01/10/2017 to 31/12/2017

Source REIV Property Data

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 – 1/48 Blenheim Road, NEWPORT 3015 VIC	\$810,000	15/02/2018
2 – 1/31 Maddox Road, NEWPORT 3015 VIC	\$852,000	16/02/2018
3 – 16 Johnston Street, NEWPORT 3015 VIC	\$902,000	03/04/2018