

## 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

4/144 Woods Street, Newport Vic 3015

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&amp;

\$750,000

**Median sale price**

Median price

\$770,000

House

Unit

X

Suburb

Newport

Period - From

01/01/2017

to

31/12/2017

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	1/4 Prentice St ALTONA NORTH 3025	\$755,000	11/11/2017
2	4/19 Carmen St NEWPORT 3015	\$745,000	07/12/2017
3	16/85 Florence St WILLIAMSTOWN NORTH 3016	\$696,000	18/11/2017

**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.