

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

45 Elizabeth 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 \$1,070,000

House

X

Unit

Suburb Newport

Period - From 01/10/2017

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	80 William St NEWPORT 3015	\$1,378,000	07/10/2017
2	23 Jack St NEWPORT 3015	\$1,350,000	09/12/2017
3	22 Percy St NEWPORT 3015	\$1,310,000	26/09/2017

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.



 4  2  2

Rooms:

Property Type: House

Land Size: 605 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2017: \$1,070,000

Comparable Properties



80 William St NEWPORT 3015 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,378,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 521 sqm approx



23 Jack St NEWPORT 3015 (REI)

Agent Comments

 3  2  4

Price: \$1,350,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 562 sqm approx



22 Percy St NEWPORT 3015 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,310,000

Method: Sold After Auction

Date: 26/09/2017

Rooms: 6

Property Type: House