

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

19 Alma Terrace, Newport Vic 3015

Indicative selling price

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

Price between

\$1,300,000

&

\$1,360,000

Median sale price

Median price

\$1,312,500

Property Type

House

Suburb

Newport

Period - From

01/04/2021

to

30/06/2021

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	53 Alma Tce NEWPORT 3015	\$1,952,500	26/06/2021
2	32 Alma Tce NEWPORT 3015	\$1,600,000	15/04/2021
3	43 Alma Tce NEWPORT 3015	\$1,440,500	24/07/2021

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.~~

This Statement of Information was prepared on:

15/09/2021 04:09



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,360,000
Median House Price
June quarter 2021: \$1,312,500

Comparable Properties



53 Alma Tce NEWPORT 3015 (REI/VG)

Agent Comments



Price: \$1,952,500
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 363 sqm approx



32 Alma Tce NEWPORT 3015 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 15/04/2021
Property Type: House (Res)
Land Size: 372 sqm approx

43 Alma Tce NEWPORT 3015 (REI)

Agent Comments



Price: \$1,440,500
Method: Auction Sale
Date: 24/07/2021
Rooms: 5
Property Type: House (Res)
Land Size: 355 sqm approx