

# 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

300 DOUGLAS PARADE, NEWPORT VIC 3015

### Indicative selling price

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

Price Range:

\$1,100,000

to

\$1,210,000

### Median sale price

Median price

\$1,066,000

Property type

House

Suburb

NEWPORT VIC 3015

Period - From

30/11/2019

to

30/11/2020

Source

[www.realestate.com.au](http://www.realestate.com.au)

### 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. 9 Bradley Street, Newport Vic 3015    | \$1,100,000 | 03/07/2020   |
| 2. 76 Elizabeth Street, Newport Vic 3015 | \$1,150,000 | 07/07/2020   |
| 3. 12 Melrose Street, Newport Vic 3015   | \$1,150,000 | 23/07/2020   |

This Statement of Information was prepared on:

08/12/2020