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

59 Ford Street Newport VIC 3015

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	5 5 600 000	&	\$1,700,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$1,017,500	Property type	House	Suburb	Newport				

31 Aug 2019

Comparable property sales (*Delete A or B below as applicable)

01 Sep 2018

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale	
71 Ford Street Newport VIC 3015	\$1,695,000	22-Sep-18	
50 Speight Street Newport VIC 3015	\$1,625,000	10-Aug-19	
21 Oakbank Street Newport VIC 3015	\$1,710,000	25-Jun-19	

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 6 months.

This Statement of Information was prepared on: 17 September 2019

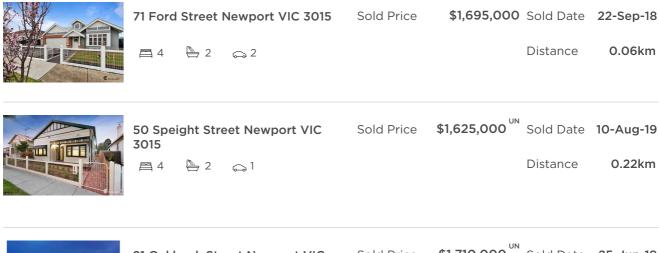
Source

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21 Oakbank Street Newport VIC 3015	Sold Price	\$1,710,000 ^{UN}	Sold Date	25-Jun-19
			Distance	1.59km

RS = Recent sale UN = Undisclosed Sale

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