

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 26 Effingham Road, Newport

### Indicative selling price

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

Range between \$770,000 & \$795,000

### Median sale price

Median price \$1,130,000 \*House ☒ Suburb NEWPORT

Period - From 1/1/2019 to 31/3/2019 Source REIV

### Comparable property sales

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- 3181 Melbourne Road, Williamstown	\$765,000	22/11/2018
2- 59 Princes Street, Williamstown	\$860,000	18/10/2018
3- 28 Effingham Road, Newport	\$910,000	24/11/2018