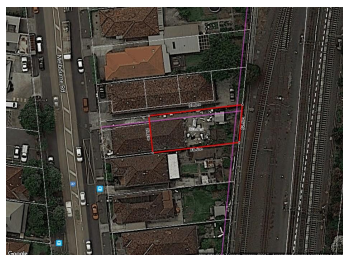


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/462 MELBOURNE ROAD, NEWPORT, VIC  2  1  1

Indicative Selling Price

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

Price Range: \$525,000 to \$570,000

Provided by: Michael Tsigeridis, Hunterfrench Real Estate

MEDIAN SALE PRICE



NEWPORT, VIC, 3015

Suburb Median Sale Price (Unit)

\$640,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



2/35 MADDUX RD, NEWPORT, VIC 3015  2  1  1

Sale Price

***\$605,000**

Sale Date: 27/05/2017

Distance from Property: 1.4km



5/58 MASON ST, NEWPORT, VIC 3015  2  1  1

Sale Price

***\$497,000**

Sale Date: 08/04/2017

Distance from Property: 478m



This report has been compiled on 19/06/2017 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

2/462 MELBOURNE ROAD, NEWPORT, VIC 3015

Indicative selling price

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

Price Range:

\$525,000 to \$570,000

Median sale price

Median price

\$640,000

House

Unit

X

Suburb

NEWPORT

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
2/35 MADDOX RD, NEWPORT, VIC 3015	*\$605,000	27/05/2017
5/58 MASON ST, NEWPORT, VIC 3015	*\$497,000	08/04/2017