

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

50 William Street, Newport Vic 3015

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,132,500

House

X

Unit

Suburb Newport

Period - From 01/10/2018

to

31/12/2018

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	74 Oxford St NEWPORT 3015	\$1,550,000	15/12/2018
2	2a Dowman St NEWPORT 3015	\$1,425,000	02/03/2019
3	77 Charlotte St NEWPORT 3015	\$1,225,000	16/03/2019

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.



Rooms:

Property Type: House

Land Size: 635.528 sqm approx

Agent Comments

Comparable Properties



74 Oxford St NEWPORT 3015 (VG)

Agent Comments



Price: \$1,550,000

Method: Sale

Date: 15/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 420 sqm approx



2a Dowman St NEWPORT 3015 (REI/VG)

Agent Comments



Price: \$1,425,000

Method: Auction Sale

Date: 02/03/2019

Rooms: 5

Property Type: House (Res)

Land Size: 247 sqm approx



77 Charlotte St NEWPORT 3015 (REI)

Agent Comments



Price: \$1,225,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 557 sqm approx