

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 14 Durkin Street NEWPORT 3015

Indicative selling price

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

Single price \$1,395,000

or range between

&

Median sale price

Median price \$1,100,000

Property type House

Suburb Newport

Period - From 1 April 2020

to

31 June 2020

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
17 Steele Street, Newport	\$1,485,000	17 Apr 2020
70 Farm Street, Newport	\$1,400,000	16 Jul 2020
7 Durkin Street, Newport (renovated)	\$1,775,000	20 Jun 2020

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.~~

This Statement of Information was prepared on: 13th November 2020