

## 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

12 Grindlay Street Newport VIC 3015

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

House

Suburb

Newport

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 31 Davies Street Newport VIC 3015   | \$940,000 | 05-Aug-19 |
| 23 Ford Street Newport VIC 3015     | \$925,000 | 23-May-19 |
| 351 Douglas Parade Newport VIC 3015 | \$865,000 | 21-Sep-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: 24 October 2019



**31 Davies Street Newport VIC 3015** Sold Price **\$940,000** Sold Date **05-Aug-19**

3 1 2

Distance **0.24km**



**23 Ford Street Newport VIC 3015** Sold Price **\$925,000** Sold Date **23-May-19**

2 1 1

Distance **0.68km**



**351 Douglas Parade Newport VIC 3015** Sold Price <sup>RS</sup> **\$865,000** Sold Date **21-Sep-19**

2 2 1

Distance **0.68km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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