

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 38 Miris Street, Newport, VICTORIA 3015

Indicative selling price

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

\$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,070,000

Unit

x

Suburb Newport, VIC 3025

Period - From 1st Sept 2017 to 31st Aug 2018

Source RP Data (CoreLogic)

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
11 Ford Street, Newport VIC 3015	\$1,200,000	18 Aug 2018
5 Woods Street, Newport VIC 3015	1,227,000	11 May 2018
54 Junction Street, Newport VIC 3015	\$1,175,000	02 Jun 2018