

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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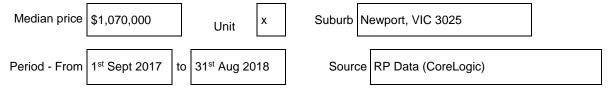
Address	
Including suburb and	38 Mirls Street, Newport, VICTORIA 3015
postcode	

Indicative selling price

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

\$1,150,000	&	\$1,250,000

Median sale price



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

Property data source: RP Data (CoreLogic). Generated on 12th September 2018