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

26 Walker Street Newport VIC 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		or range between	\$1,350,000	&	\$1,450,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$1,017,500	Property type	House	Suburb	Newport			

ledian Price	\$1,017,500	Prop	erty type		House	Suburb	Newport	
Period-from	01 Oct 2018	to	30 Sep 2	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	
24 Walker Street Newport VIC 3015	\$1,360,000	07-Sep-19	
11 Anderson Street Newport VIC 3015	\$1,500,000	24-Aug-19	
4 Waltham Road Newport VIC 3015	\$1,545,000	17-Aug-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: 15 October 2019

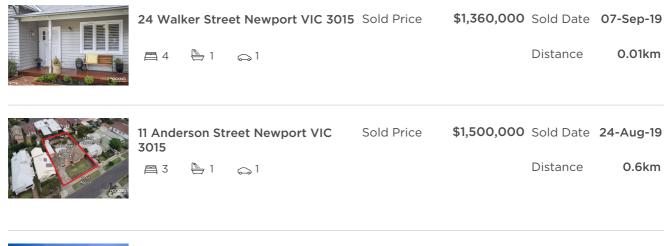


consumer.vic.gov.au

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1 Notes	4 Walth	nam Roa	ad Newp	oort VIC 3015	Sold Price	\$1,545,000	Sold Date	17-Aug-19
	➡ 5	1 🖳	⊜ 1				Distance	0.8km

RS = Recent sale UN = Undisclosed Sale

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