

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

1 Davies Street, Newport Vic 3015

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Newport

Period - From 01/04/2020

to

30/06/2020

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
1	242 Douglas Pde NEWPORT 3015	\$1,200,000	28/04/2020
2	42 North Rd NEWPORT 3015	\$1,140,000	02/06/2020
3	28 Speight St NEWPORT 3015	\$1,120,000	27/05/2020

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:

06/10/2020 13:30



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 407 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2020: \$1,100,000

Comparable Properties

242 Douglas Pde NEWPORT 3015 (REI/VG)

Agent Comments

3 1 2

Price: \$1,200,000
Method: Private Sale
Date: 28/04/2020
Property Type: House (Res)
Land Size: 686 sqm approx



42 North Rd NEWPORT 3015 (REI/VG)

Agent Comments

2 1 3

Price: \$1,140,000
Method: Private Sale
Date: 02/06/2020
Property Type: House
Land Size: 601 sqm approx



28 Speight St NEWPORT 3015 (REI/VG)

Agent Comments

3 2 1

Price: \$1,120,000
Method: Sold Before Auction
Date: 27/05/2020
Property Type: House
Land Size: 407 sqm approx