

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

65 Elphin Street, Newport Vic 3015

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,080,000

House

X

Unit

Suburb Newport

Period - From 01/07/2018

to 30/09/2018

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	1/14-16 Yarra St WILLIAMSTOWN 3016	\$1,700,000	16/06/2018
2	71 Ford St NEWPORT 3015	\$1,695,000	22/09/2018
3	60 Elphin St NEWPORT 3015	\$1,560,000	23/06/2018

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.~~

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
September quarter 2018: \$1,080,000



Rooms:
Property Type:
Agent Comments



Comparable Properties

1/14-16 Yarra St WILLIAMSTOWN 3016 (REI)

Agent Comments



Price: \$1,700,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)



Agent Comments

71 Ford St NEWPORT 3015 (REI)



Price: \$1,695,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: House
Land Size: 470 sqm approx



Agent Comments

60 Elphin St NEWPORT 3015 (REI/VG)



Price: \$1,560,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 4
Property Type: House
Land Size: 479 sqm approx

