

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/71 Oxford Street, Newport Vic 3015
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$880,000	&	\$920,000
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Median sale price

Median price	\$1,112,500	Hou	ıse X	Unit		Suburb	Newport
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

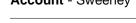
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	16 Johnston St NEWPORT 3015	\$902,000	03/04/2018
2	32a Challis St NEWPORT 3015	\$890,000	02/07/2018
3	5/38 Blenheim Rd NEWPORT 3015	\$860,000	12/05/2018

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.





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Rooms

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price \$880,000 - \$920,000 Median House Price Year ending March 2018: \$1,112,500

Comparable Properties



16 Johnston St NEWPORT 3015 (REI/VG)

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Price: \$902,000

Method: Sold Before Auction

Date: 03/04/2018

Rooms: 7

Property Type: Townhouse (Res) **Land Size:** 261 sqm approx

Agent Comments



32a Challis St NEWPORT 3015 (REI)

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Price: \$890.000

Method: Sold Before Auction

Date: 02/07/2018 Rooms: 5

Property Type: House Land Size: 239 sqm approx **Agent Comments**



5/38 Blenheim Rd NEWPORT 3015 (REI)

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Price: \$860,000 Method: Auction Sale Date: 12/05/2018

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

Account - Sweeney | P: 03 9399 9111 | F: 03 9399 9031





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