

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

4/71 Oxford Street, Newport Vic 3015

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000

&

\$920,000

Median sale price

Median price \$1,112,500

House

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.

	Address 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.



3
 2
 2

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)**

Agent Comments

4
 3
 2

Price: \$902,000

Method: Sold Before Auction

Date: 03/04/2018

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 261 sqm approx

**32a Challis St NEWPORT 3015 (REI)**

Agent Comments

3
 2
 2

Price: \$890,000

Method: Sold Before Auction

Date: 02/07/2018

Rooms: 5

Property Type: House

Land Size: 239 sqm approx

**5/38 Blenheim Rd NEWPORT 3015 (REI)**

Agent Comments

4
 3
 2

Price: \$860,000

Method: Auction Sale

Date: 12/05/2018

Rooms: 7

Property Type: Townhouse (Res)