

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

8/1 Johnston Street, Newport Vic 3015

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$830,000

Property Type Unit

Suburb Newport

Period - From 01/10/2019 to 30/09/2020

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	1/145 Mason St NEWPORT 3015	\$830,000	23/06/2020
2	64/124-136 Mason St NEWPORT 3015	\$820,000	08/10/2020
3	4/88 Elizabeth St NEWPORT 3015	\$810,000	26/06/2020

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:

29/10/2020 12:13



Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit

Agent Comments

Indicative Selling Price

\$780,000 - \$820,000

Median Unit Price

Year ending September 2020: \$830,000

Comparable Properties

1/145 Mason St NEWPORT 3015 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 23/06/2020

Rooms: 4

Property Type: Townhouse (Res)



64/124-136 Mason St NEWPORT 3015 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 08/10/2020

Property Type: Townhouse (Single)

Land Size: 128 sqm approx



4/88 Elizabeth St NEWPORT 3015 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 26/06/2020

Property Type: Townhouse (Res)