

# 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

10/4 Mason Street, Newport Vic 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$520,000

### Median sale price

Median price \$633,500 Property Type Unit Suburb Newport

Period - From 10/10/2023 to 09/10/2024 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	39/114 Mason St NEWPORT 3015	\$515,000	27/09/2024
2	15/114 Mason St NEWPORT 3015	\$510,000	21/09/2024
3	11/58 Mason St NEWPORT 3015	\$465,000	09/08/2024

**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: 10/10/2024 13:51



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$490,000 - \$520,000  
**Median Unit Price**  
10/10/2023 - 09/10/2024: \$633,500

## Comparable Properties



**39/114 Mason St NEWPORT 3015 (REI)**

Agent Comments



**Price:** \$515,000  
**Method:** Sold Before Auction  
**Date:** 27/09/2024  
**Property Type:** Apartment



**15/114 Mason St NEWPORT 3015 (REI)**

Agent Comments



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 21/09/2024  
**Property Type:** Apartment



**11/58 Mason St NEWPORT 3015 (REI)**

Agent Comments



**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 09/08/2024  
**Property Type:** Unit

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