

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

58 Ford Street, Newport Vic 3015

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,061,000

Property Type House

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	37 Woods St NEWPORT 3015	\$1,100,000	19/07/2020
2	54a Miris St NEWPORT 3015	\$1,090,000	08/08/2020
3	24 Speight St NEWPORT 3015	\$990,000	07/11/2020

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:

16/11/2020 14:25



Property Type: House (Previously Occupied - Detached)
Land Size: 395 sqm approx
 Agent Comments

Indicative Selling Price
 \$960,000 - \$1,050,000
Median House Price
 Year ending September 2020: \$1,061,000

Comparable Properties

37 Woods St NEWPORT 3015 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 19/07/2020
Property Type: House (Res)
Land Size: 250 sqm approx



54a Miris St NEWPORT 3015 (REI/VG)

Agent Comments



Price: \$1,090,000
Method: Private Sale
Date: 08/08/2020
Property Type: House (Res)
Land Size: 414 sqm approx



24 Speight St NEWPORT 3015 (REI)

Agent Comments



Price: \$990,000
Method: Auction Sale
Date: 07/11/2020
Property Type: House (Res)