

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

36 Graham Street Newport VIC 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,017,500

Property type

House

Suburb

Newport

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

68 Gordon Street Newport VIC 3015	\$953,000	27-Mar-18
46 Charlotte Street Newport VIC 3015	\$970,000	19-Sep-18
45 Gordon Street Newport VIC 3015	\$1,050,000	29-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 01 October 2019



68 Gordon Street Newport VIC 3015

 3  1  1

Sold Price

\$953,000

Sold Date

27-Mar-18

Distance

0.24km



46 Charlotte Street Newport VIC 3015

 3  1  1

Sold Price

\$970,000

Sold Date

19-Sep-18

Distance

0.18km



45 Gordon Street Newport VIC 3015

 3  1  4

Sold Price

\$1,050,000

Sold Date

29-Jun-19

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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