

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

42 North Road, Newport Vic 3015

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,083,000

Property Type

House

Suburb

Newport

Period - From

01/01/2020

to

31/03/2020

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	81 Elizabeth St NEWPORT 3015	\$1,285,000	04/12/2019
2	11 Miris St NEWPORT 3015	\$1,275,000	30/11/2019
3	5 Ross St NEWPORT 3015	\$1,240,000	24/11/2019

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:

28/04/2020 11:08



2 1 3

Property Type:
Agent Comments

Indicative Selling Price

\$1,250,000

Median House Price

March quarter 2020: \$1,083,000

Comparable Properties



81 Elizabeth St NEWPORT 3015 (VG)

Agent Comments

3 - -

Price: \$1,285,000

Method: Sale

Date: 04/12/2019

Property Type: House (Res)

Land Size: 675 sqm approx



11 Miris St NEWPORT 3015 (REI/VG)

Agent Comments

3 1 1

Price: \$1,275,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 374 sqm approx



5 Ross St NEWPORT 3015 (VG)

Agent Comments

3 - -

Price: \$1,240,000

Method: Sale

Date: 24/11/2019

Property Type: House (Res)

Land Size: 325 sqm approx