

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	22 Charlotte Street, Newport Vic 3015
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,132,500	Hou	ise X	Unit		Suburb	Newport
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

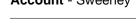
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	152 Mason St NEWPORT 3015	\$1,150,000	06/10/2018
2	27 Basil St NEWPORT 3015	\$1,125,000	08/10/2018
3	38 Mirls St NEWPORT 3015	\$1,100,000	16/10/2018

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.











Property Type: House **Agent Comments**

Indicative Selling Price \$1,150,000 **Median House Price** December quarter 2018: \$1,132,500

Comparable Properties

152 Mason St NEWPORT 3015 (VG)

-3

Price: \$1,150,000 Method: Sale Date: 06/10/2018

Rooms: -

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments

27 Basil St NEWPORT 3015 (REI/VG)





Price: \$1,125,000 Method: Private Sale Date: 08/10/2018 Rooms: 5

Property Type: House Land Size: 755 sqm approx **Agent Comments**

38 Mirls St NEWPORT 3015 (VG)





Price: \$1,100,000 Method: Sale Date: 16/10/2018

Rooms: -Property Type: House (Res) Land Size: 615 sqm approx

Agent Comments

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Generated: 09/03/2019 10:52