

## 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

22 Charlotte 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)

Single price \$1,150,000

**Median sale price**

Median price \$1,132,500

House

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.

	Address 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 Miris 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.



3   
 2   
 5

**Rooms:**  
**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)

Agent Comments

3   
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**Price:** \$1,150,000  
**Method:** Sale  
**Date:** 06/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



### 27 Basil St NEWPORT 3015 (REI/VG)

Agent Comments

3   
 1   
 2

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 08/10/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 755 sqm approx

### 38 Miris St NEWPORT 3015 (VG)

Agent Comments

4   
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**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 16/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx