

## 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

100 Hall 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)

Range between \$640,000

&

\$680,000

#### Median sale price

Median price \$720,000

House

Unit

X

Suburb

Newport

Period - From 01/04/2018

to

31/03/2019

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	104 Champion Rd NEWPORT 3015	\$675,000	25/05/2019
2	224 Douglas Pde NEWPORT 3015	\$672,000	07/03/2019
3	4/88 Blackshaws Rd SOUTH KINGSVILLE 3015	\$643,000	15/06/2019

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.



2 1 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 194 sqm approx

Agent Comments

## Comparable Properties



**104 Champion Rd NEWPORT 3015 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 25/05/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 356 sqm approx



**224 Douglas Pde NEWPORT 3015 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$672,000

**Method:** Private Sale

**Date:** 07/03/2019

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 140 sqm approx



**4/88 Blackshaws Rd SOUTH KINGSVILLE 3015 (REI/VG)** Agent Comments

2 1 1

**Price:** \$643,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Rooms:** -

**Property Type:** Townhouse (Res)