

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

2b Maddox Road, Newport Vic 3015

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$680,000

Median sale price

Median price \$1,070,000

House

X

Unit

Suburb Newport

Period - From 01/07/2017

to

30/06/2018

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	2/114 Johnston St NEWPORT 3015	\$695,000	05/04/2018
2	2/144 Woods St NEWPORT 3015	\$674,000	19/05/2018
3	17/3 Johnston St NEWPORT 3015	\$622,500	28/07/2018

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.



2 1 1

Rooms:
Property Type: House
Land Size: 154 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median House Price
Year ending June 2018: \$1,070,000

Comparable Properties



2/114 Johnston St NEWPORT 3015 (REI)

Agent Comments

2 1 1

Price: \$695,000
Method: Sold Before Auction
Date: 05/04/2018
Rooms: 3
Property Type: Townhouse (Res)



2/144 Woods St NEWPORT 3015 (REI)

Agent Comments

2 2 2

Price: \$674,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 3
Property Type: Townhouse (Res)



17/3 Johnston St NEWPORT 3015 (REI)

Agent Comments

2 1 1

Price: \$622,500
Method: Auction Sale
Date: 28/07/2018
Rooms: 4
Property Type: Townhouse (Res)