

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

3/49 Challis Street, Newport Vic 3015

Indicative selling price

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

Single price \$570,000

Median sale price

Median price \$760,000

House

Unit

X

Suburb Newport

Period - From 01/01/2018

to 31/03/2018

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	2/10 Clyde St NEWPORT 3015	\$595,000	20/10/2017
2	2/63 Elizabeth St NEWPORT 3015	\$580,000	24/04/2018
3	1/197 Melbourne Rd WILLIAMSTOWN 3016	\$550,000	28/07/2017

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
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Rooms:
Property Type: Unit
Land Size: 130 sqm approx
Agent Comments

Indicative Selling Price
 \$570,000

Median Unit Price
 March quarter 2018: \$760,000

Comparable Properties



2/10 Clyde St NEWPORT 3015 (REI/VG)

Agent Comments

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Price: \$595,000
Method: Private Sale
Date: 20/10/2017
Rooms: -
Property Type: Unit



2/63 Elizabeth St NEWPORT 3015 (REI/VG)

Agent Comments

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Price: \$580,000
Method: Sold Before Auction
Date: 24/04/2018
Rooms: 3
Property Type: Villa

1/197 Melbourne Rd WILLIAMSTOWN 3016 (VG)

Agent Comments

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Price: \$550,000
Method: Sale
Date: 28/07/2017
Rooms: -
Property Type: Strata Unit/Flat