

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

31 Severn Street, Newport Vic 3015

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Newport

Period - From

01/10/2020

to

31/12/2020

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	46 Ford St NEWPORT 3015	\$1,060,500	23/02/2021
2	58 Ford St NEWPORT 3015	\$1,030,000	12/12/2020
3	45 Anderson St NEWPORT 3015	\$1,010,000	27/02/2021

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.~~

This Statement of Information was prepared on:

01/03/2021 15:35



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

December quarter 2020: \$1,100,000

Comparable Properties

46 Ford St NEWPORT 3015 (REI)

Agent Comments

3 1 -

Price: \$1,060,500

Method: Sold Before Auction

Date: 23/02/2021

Property Type: House

58 Ford St NEWPORT 3015 (REI/VG)

Agent Comments

3 1 2

Price: \$1,030,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 400 sqm approx

45 Anderson St NEWPORT 3015 (REI)

Agent Comments

3 1 1

Price: \$1,010,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House