

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	60 Elphin Street, Newport Vic 3015
Including suburb and	
postcode	

Indicative selling price

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

&	\$1,500,000
•	&

Median sale price

Median price	\$1,112,500	Hou	ise X	Unit		Suburb	Newport
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

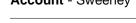
Comparable property sales (*Delete A or B below as applicable)

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	45 Elizabeth St NEWPORT 3015	\$1,465,000	03/03/2018
2	78 Woods St NEWPORT 3015	\$1,440,000	28/03/2018
3	67 Home Rd NEWPORT 3015	\$1,390,000	24/03/2018

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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Property Type: House (Res) Land Size: 465 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** Year ending March 2018: \$1,112,500

Comparable Properties



45 Elizabeth St NEWPORT 3015 (REI/VG)





€ 2

Price: \$1,465,000 Method: Auction Sale Date: 03/03/2018

Rooms: 6

Property Type: House (Res) Land Size: 605 sqm approx

Agent Comments



78 Woods St NEWPORT 3015 (REI)





Price: \$1,440,000 Method: Private Sale Date: 28/03/2018 Rooms: 6

Property Type: House

Agent Comments



67 Home Rd NEWPORT 3015 (REI/VG)

3





Price: \$1,390,000 Method: Auction Sale Date: 24/03/2018

Rooms: 5

Property Type: House (Res) Land Size: 489 sqm approx

Agent Comments

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