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

24 Thorpe Street, Newport Vic 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	etween \$1,050,000		&		\$1,100,000			
Median sale price								
Median price	\$1,100,000	Pro	operty Type	Hou	se		Suburb	Newport
Period - From	01/04/2020	to	30/06/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	18 Charlotte St NEWPORT 3015	\$1,066,000	29/02/2020
2	65 Elizabeth St NEWPORT 3015	\$1,060,000	29/02/2020
3	21 Sutton Av ALTONA NORTH 3025	\$1,010,000	22/02/2020

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:

22/07/2020 11:14









Property Type: House (Previously Occupied - Detached) Land Size: 761 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,100,000 Median House Price June quarter 2020: \$1,100,000

Comparable Properties

18 Charlotte St NEWPORT 3015 (REI/VG)	Agent Comments		
Price: \$1,066,000 Method: Auction Sale Date: 29/02/2020 Property Type: House (Res) Land Size: 575 sqm approx			
65 Elizabeth St NEWPORT 3015 (REI) 2 1 1 1 1 Price: \$1,060,000 Method: Auction Sale	Agent Comments		

Price: \$1,060,000 Method: Auction Sale Date: 29/02/2020 Property Type: House (Res) Land Size: 570 sqm approx



21 Sutton Av ALTONA NORTH 3025 (REI/VG) Agent Comments



Price: \$1,010,000 Method: Auction Sale Date: 22/02/2020 Property Type: House (Res) Land Size: 581 sqm approx

Account - Sweeney | P: 03 9399 9111 | F: 03 9399 9031



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.