

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 between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Newport

Period - From 01/04/2020

to 30/06/2020

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	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



3 1 2

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

3 1 2

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)

Agent Comments

2 1 1

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

3 2 5

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