

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

12/42 Percy Street, Newport Vic 3015

Indicative selling price

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

Single price

\$299,500

Median sale price

Median price

\$812,500

Property Type

Unit

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	7/29 Schutt St NEWPORT 3015	\$316,000	21/11/2020
2	4/86 May St ALTONA NORTH 3025	\$310,000	24/08/2020
3	10/29 Schutt St NEWPORT 3015	\$295,000	16/11/2020

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:

16/02/2021 08:15



1
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 1

Property Type: Flat
Agent Comments

Indicative Selling Price
 \$299,500

Median Unit Price
 December quarter 2020: \$812,500

Comparable Properties



7/29 Schutt St NEWPORT 3015 (REI/VG)

Agent Comments

1
 1
 1

Price: \$316,000
Method: Private Sale
Date: 21/11/2020
Property Type: Apartment

4/86 May St ALTONA NORTH 3025 (VG)

Agent Comments

2
 -
 -

Price: \$310,000
Method: Sale
Date: 24/08/2020
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit



10/29 Schutt St NEWPORT 3015 (REI/VG)

Agent Comments

1
 1
 1

Price: \$295,000
Method: Private Sale
Date: 16/11/2020
Rooms: 2
Property Type: Apartment