



# STATEMENT OF INFORMATION

40 ANDERSON STREET, NEWPORT, VIC 3015

PREPARED BY IAN STEWART, IAN REID VENDOR ADVOCATES

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**40 ANDERSON STREET, NEWPORT, VIC**

4 2 1

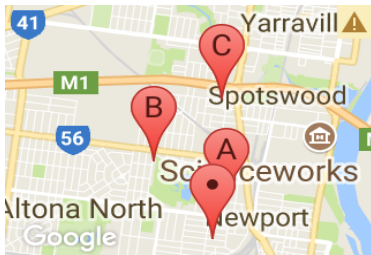
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$975,000 to \$1,065,000**

Provided by: Ian Stewart, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**NEWPORT, VIC, 3015**

**Suburb Median Sale Price (House)**

**\$1,070,000**

01 October 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**41 NEWCASTLE ST, NEWPORT, VIC 3015**

3 1 1

**Sale Price**

**\$1,020,000**

Sale Date: 14/10/2017

Distance from Property: 540m



**72 GRAHAM ST, NEWPORT, VIC 3015**

3 2 2

**Sale Price**

**\$1,040,000**

Sale Date: 22/09/2017

Distance from Property: 1.3km



**2 LE FEVRE ST, SPOTSWOOD, VIC 3015**

3 1 2

**Sale Price**

**\$1,040,000**

Sale Date: 02/09/2017

Distance from Property: 2km



This report has been compiled on 26/01/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

40 ANDERSON STREET, NEWPORT, VIC 3015

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$975,000 to \$1,065,000

Median sale price

Median price

\$1,070,000

House

X

Unit


Suburb

NEWPORT

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
41 NEWCASTLE ST, NEWPORT, VIC 3015	\$1,020,000	14/10/2017
72 GRAHAM ST, NEWPORT, VIC 3015	\$1,040,000	22/09/2017
2 LE FEVRE ST, SPOTSWOOD, VIC 3015	\$1,040,000	02/09/2017