

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

43 Elizabeth Street, Newport Vic 3015

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,132,500

House

X

Unit

Suburb

Newport

Period - From 01/10/2018

to

31/12/2018

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	38 Oxford St NEWPORT 3015	\$1,250,000	08/02/2019
2	278 Melbourne Rd NEWPORT 3015	\$1,200,000	10/09/2018
3	160 Hall St SPOTSWOOD 3015	\$1,180,000	27/10/2018

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.



3 1 3

Rooms:

Property Type: House (Res)

Land Size: 610 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

December quarter 2018: \$1,132,500

Comparable Properties

38 Oxford St NEWPORT 3015 (REI)

Agent Comments

3 2 1

Price: \$1,250,000

Method: Private Sale

Date: 08/02/2019

Rooms: -

Property Type: House (Res)



278 Melbourne Rd NEWPORT 3015 (VG)

Agent Comments

3 - -

Price: \$1,200,000

Method: Sale

Date: 10/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 542 sqm approx



160 Hall St SPOTSWOOD 3015 (REI/VG)

Agent Comments

4 2 3

Price: \$1,180,000

Method: Auction Sale

Date: 27/10/2018

Rooms: 5

Property Type: House (Res)

Land Size: 611 sqm approx