

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

~~Single price~~ \$ or range between \$880,000 & \$950,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,130,000 *House ☒ ~~unit~~ Suburb or locality NEWPORT
Period - From 1 JAN 2019 to 31 MAR 2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/~~five kilometres~~* of the property for sale in the last six months/~~18 months~~* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 152 MARKET STREET, NEWPORT 3015	\$820,000	28 MAR 2019
2. 16 WALKER STREET, NEWPORT 3015	\$860,000	26 FEB 2019
3. 8 ROBB STREET, SPOTSWOOD 3015	\$945,000	19 DEC 2019

OR

B* **Either** 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*.

~~Or~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

~~(*Delete as applicable)~~