

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

26 Miris Street, Newport Vic 3015

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,200,000

House

X

Unit

Suburb Newport

Period - From 01/04/2017

to

30/06/2017

Source REIV

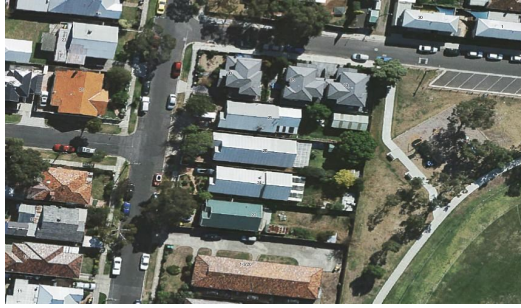
Comparable property sales (*Delete A or B below as applicable)

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	11 Challis St NEWPORT 3015	\$1,370,000	29/04/2017
2	7 Elgin St NEWPORT 3015	\$1,325,500	08/04/2017
3	7 Effingham Rd NEWPORT 3015	\$1,305,000	10/12/2016

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.~~



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Rooms:
Property Type: House
Land Size: 403.146 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 June quarter 2017: \$1,200,000

Comparable Properties



11 Challis St NEWPORT 3015 (REI)

Agent Comments

3 1 2

Price: \$1,370,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 4
Property Type: House (Res)



7 Elgin St NEWPORT 3015 (REI)

Agent Comments

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Price: \$1,325,500
Method: Auction Sale
Date: 08/04/2017
Rooms: 5
Property Type: House (Res)



7 Effingham Rd NEWPORT 3015 (REI/VG)

Agent Comments

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Price: \$1,305,000
Method: Auction Sale
Date: 10/12/2016
Rooms: 5
Property Type: House (Res)
Land Size: 355 sqm approx