

# 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 18 CHARLOTTE STREET, NEWPORT 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$990,000 Property type HOUSE Suburb NEWPORT

Period - From 1 OCT 2019 to 31 DEC 2019 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. 69 GRAHAM STREET, NEWPORT 3015	\$1,080,000	25 OCT 2019
2. 21 PERCY STREET, NEWPORT 3015	\$1,090,000	13 DEC 2019
3. 139 BLACKSHAW ROAD, NEWPORT 3015	\$1,065,000	20 DEC 2019

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: 5 FEBRUARY 2019