

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

31 Monmouth Street, Newport Vic 3015

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,080,000

House

X

Unit

Suburb Newport

Period - From 01/07/2018

to

30/09/2018

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	37 Woods St NEWPORT 3015	\$1,100,000	26/05/2018
2	43 Laurie St NEWPORT 3015	\$1,000,000	07/07/2018
3	46 Charlotte St NEWPORT 3015	\$970,000	22/09/2018

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
 4

Rooms:
Property Type:
Land Size: 600 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 September quarter 2018: \$1,080,000

Comparable Properties

37 Woods St NEWPORT 3015 (REI/VG)

Agent Comments

4
 1
 3

Price: \$1,100,000
Method: Auction Sale
Date: 26/05/2018
Rooms: -
Property Type: House
Land Size: 505 sqm approx



43 Laurie St NEWPORT 3015 (REI/VG)

Agent Comments

3
 1
 3

Price: \$1,000,000
Method: Auction Sale
Date: 07/07/2018
Rooms: 4
Property Type: House (Res)
Land Size: 655 sqm approx

46 Charlotte St NEWPORT 3015 (REI/VG)

Agent Comments

3
 1
 2

Price: \$970,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 557 sqm approx