hunter french
real estate

STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980

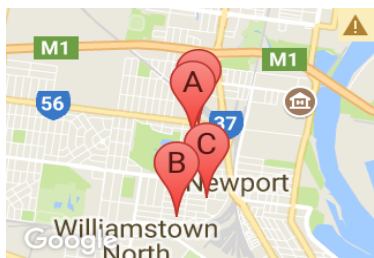### 49 BLACKSHAWS ROAD, NEWPORT, VIC 🛏 3 🛁 2 🚗 2

Indicative Selling Price

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

Price Range: **$1,150,000 to $1,250,000**

Provided by: Saade Ghazi, Hunter French

MEDIAN SALE PRICE

NEWPORT, VIC, 3015

Suburb Median Sale Price (House)

$1,047,500

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.

90 OXFORD ST, NEWPORT, VIC 3015 🛏 3 🛁 1 🚗 1

Sale Price

*$1,245,000

Sale Date: 18/11/2017

Distance from Property: 181m **A**

29 SALISBURY ST, NEWPORT, VIC 3015 🛏 3 🛁 1 🚗 3

Sale Price

$1,100,000

Sale Date: 21/10/2017

Distance from Property: 1.4km **B**

25 MIRLS ST, NEWPORT, VIC 3015 🛏 3 🛁 2 🚗 3

Sale Price

$1,630,000

Sale Date: 02/09/2017

Distance from Property: 1.1km **C**

This report has been compiled on 16/01/2018 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	49 BLACKSHAWS ROAD, NEWPORT, VIC 3015

Indicative selling price

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

Price Range:	$1,150,000 to $1,250,000

Median sale price

Median price	$1,047,500	House	X	Unit		Suburb	NEWPORT

Period	01 January 2017 to 31 December 2017	Source	pricefinder

Comparable property sales

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
90 OXFORD ST, NEWPORT, VIC 3015	*$1,245,000	18/11/2017
29 SALISBURY ST, NEWPORT, VIC 3015	$1,100,000	21/10/2017
25 MIRLS ST, NEWPORT, VIC 3015	$1,630,000	02/09/2017