

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

3/205 Mason Street, Newport Vic 3015

Indicative selling price

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

Single price \$379,950

Median sale price

Median price \$740,000

House

Unit

X

Suburb Newport

Period - From 01/07/2017

to 30/06/2018

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	20/114 Mason St NEWPORT 3015	\$375,000	09/10/2017
2	2/205 Mason St NEWPORT 3015	\$370,000	09/12/2017
3	19/114 Mason St NEWPORT 3015	\$367,500	24/02/2018

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.



2
 1
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$379,950

Median Unit Price
 Year ending June 2018: \$740,000

Comparable Properties

20/114 Mason St NEWPORT 3015 (VG)

Agent Comments

1
 -
 -

Price: \$375,000
Method: Sale
Date: 09/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/205 Mason St NEWPORT 3015 (REI/VG)

Agent Comments

2
 1
 1

Price: \$370,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 3
Property Type: Unit

19/114 Mason St NEWPORT 3015 (VG)

Agent Comments

1
 -
 -

Price: \$367,500
Method: Sale
Date: 24/02/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)