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

43 Carmen Street Newport VIC 3015

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$790,000	&	\$860,000	
n sale price e house or unit as ap	plicable)					

Median Price	\$1,030,000	Prope	erty type House		Suburb	Newport	
Period-from	01 Nov 2018	to	31 Oct 2	2019	Source		Corelogic

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 6 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
85 Mason Street Newport VIC 3015	\$850,000	30-Oct-19
20 Anderson Street Newport VIC 3015	\$839,000	18-Sep-19
477 Melbourne Road Newport VIC 3015	\$858,000	24-Aug-19

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 6 months.

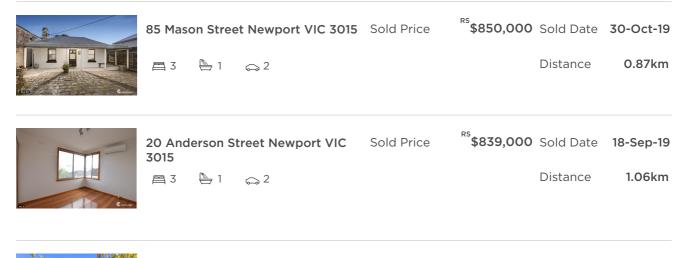
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consumer.vic.gov.au



E myles.johansson@upside.com.au





RS = Recent sale UN = Undisclosed Sale

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