

## 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

241 Douglas Parade, Newport Vic 3015

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&amp;

\$1,200,000

**Median sale price**

Median price \$1,070,000

House

X

Unit

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	56a Miris St NEWPORT 3015	\$1,275,000	19/05/2018
2	61 Home Rd NEWPORT 3015	\$1,200,000	16/05/2018
3	229 Douglas Pde NEWPORT 3015	\$1,178,500	02/06/2018

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.



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**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 Year ending June 2018: \$1,070,000

## Comparable Properties



**56a Miris St NEWPORT 3015 (VG)**

**Agent Comments**

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**Price:** \$1,275,000  
**Method:** Sale  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 287 sqm approx



**61 Home Rd NEWPORT 3015 (VG)**

**Agent Comments**

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**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 16/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 315 sqm approx



**229 Douglas Pde NEWPORT 3015 (REI)**

**Agent Comments**

2   
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**Price:** \$1,178,500  
**Method:** Auction Sale  
**Date:** 02/06/2018  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 288 sqm approx