

#### 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	241 Douglas Parade, Newport Vic 3015
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,070,000	Hou	ıse X	Unit		Suburb	Newport
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

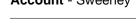
### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	56a Mirls 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.















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 Mirls St NEWPORT 3015 (VG)







Price: \$1,275,000 Method: Sale Date: 19/05/2018

Rooms: -

Property Type: House (Res) Land Size: 287 sqm approx

**Agent Comments** 



61 Home Rd NEWPORT 3015 (VG)







Price: \$1,200,000 Method: Sale Date: 16/05/2018

Rooms: -

Property Type: House (Res) Land Size: 315 sqm approx

**Agent Comments** 



229 Douglas Pde NEWPORT 3015 (REI)



Price: \$1,178,500 Method: Auction Sale Date: 02/06/2018 Rooms: 3

Property Type: House Land Size: 288 sqm approx **Agent Comments** 

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Generated: 24/09/2018 13:59