

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

46 ALMA TERRACE, NEWPORT, VIC 3015

Indicative selling price

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

Price Range:

\$925,000 to \$975,000

Median sale price

Median price

\$1,100,000

House

X

Unit

Suburb

NEWPORT

Period

01 October 2017 to 31 December 2017

Source



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
79 FORD ST, NEWPORT, VIC 3015	\$967,000	07/12/2017
66 RIVER ST, NEWPORT, VIC 3015	\$970,000	01/12/2017
22 WILKINS ST, NEWPORT, VIC 3015	\$1,017,500	14/10/2017

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 ALMA TERRACE, NEWPORT, VIC 3015

2 1 1

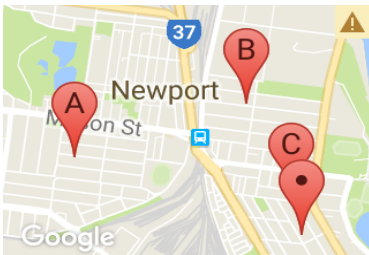
Indicative Selling Price

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Price Range: \$925,000 to \$975,000

Provided by: Chris Reaper, Jas Stephens Real Estate Yarraville

MEDIAN SALE PRICE



NEWPORT, VIC, 3015

Suburb Median Sale Price (House)

\$1,100,000

01 October 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.



79 FORD ST, NEWPORT, VIC 3015

3 1 1

Sale Price

\$967,000

Sale Date: 07/12/2017

Distance from Property: 1.6km



66 RIVER ST, NEWPORT, VIC 3015

2 1 2

Sale Price

\$970,000

Sale Date: 01/12/2017

Distance from Property: 1km



22 WILKINS ST, NEWPORT, VIC 3015

2 1 1

Sale Price

\$1,017,500

Sale Date: 14/10/2017

Distance from Property: 272m



This report has been compiled on 22/02/2018 by Jas Stephens Real Estate Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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