

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

60 Ford Street, Newport Vic 3015

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,052,800

Property Type House

Suburb Newport

Period - From 01/01/2019

to 31/12/2019

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	7 Port St NEWPORT 3015	\$1,350,000	22/12/2019
2	11 Miris St NEWPORT 3015	\$1,275,000	30/11/2019
3	5 Ross St NEWPORT 3015	\$1,240,000	24/11/2019

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.~~

This Statement of Information was prepared on:

13/03/2020 09:34



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Property Type: House (Res)

Land Size: 445 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2019: \$1,052,800

Comparable Properties



7 Port St NEWPORT 3015 (VG)

Agent Comments

3 - -

Price: \$1,350,000

Method: Sale

Date: 22/12/2019

Property Type: House (Res)

Land Size: 486 sqm approx



11 Miris St NEWPORT 3015 (REI/VG)

Agent Comments

3 1 1

Price: \$1,275,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 374 sqm approx



5 Ross St NEWPORT 3015 (VG)

Agent Comments

3 - -

Price: \$1,240,000

Method: Sale

Date: 24/11/2019

Property Type: House (Res)

Land Size: 325 sqm approx