

## 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

351 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

\$760,000

&amp;

\$830,000

**Median sale price**

Median price

\$1,092,500

House

X

Unit

Suburb

Newport

Period - From

01/07/2018

to

30/06/2019

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	250 Douglas Pde NEWPORT 3015	\$880,000	13/07/2019
2	3/18 Princes St WILLIAMSTOWN 3016	\$770,000	25/07/2019
3	26 Effingham Rd NEWPORT 3015	\$767,000	30/03/2019

**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.