

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

5 Woods Street, Newport Vic 3015

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,117,500

House

X

Unit

Suburb Newport

Period - From 01/01/2017

to

31/12/2017

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	23 Jack St NEWPORT 3015	\$1,350,000	09/12/2017
2	90 Oxford St NEWPORT 3015	\$1,245,000	18/11/2017
3	83 Charlotte St NEWPORT 3015	\$1,192,000	28/10/2017

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.



 4  2  2

Rooms:
Property Type: House
Land Size: 413.961 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending December 2017: \$1,117,500

Comparable Properties



23 Jack St NEWPORT 3015 (REI)

Agent Comments

 3  2  4

Price: \$1,350,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 562 sqm approx



90 Oxford St NEWPORT 3015 (REI)

Agent Comments

 3  1  1

Price: \$1,245,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 550 sqm approx



83 Charlotte St NEWPORT 3015 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,192,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 555 sqm approx