

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

48 Ford Street, Newport Vic 3015

Indicative selling price

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

Range between \$880,000

&

\$940,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Newport

Period - From 01/04/2023

to 31/03/2024

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	38 Agg St NEWPORT 3015	\$1,095,000	29/02/2024
2	86 Woods St NEWPORT 3015	\$880,000	22/01/2024
3	70 Agg St NEWPORT 3015	\$875,000	16/12/2023

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:

11/06/2024 17:22

48 Ford Street, Newport Vic 3015

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Property Type:
Agent Comments

Indicative Selling Price
\$880,000 - \$940,000
Median House Price
Year ending March 2024: \$1,210,000

Comparable Properties



38 Agg St NEWPORT 3015 (REI/VG)

Agent Comments



Price: \$1,095,000
Method: Sold Before Auction
Date: 29/02/2024
Property Type: House (Res)
Land Size: 319 sqm approx



86 Woods St NEWPORT 3015 (REI)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 22/01/2024
Property Type: House
Land Size: 359 sqm approx

70 Agg St NEWPORT 3015 (VG)

Agent Comments



Price: \$875,000
Method: Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 342 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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