

# **STATEMENT OF INFORMATION**

177 BLACKSHAWS ROAD, NEWPORT, VIC 3015

PREPARED BY BRENDAN CURRY, HUNTERFRENCH REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**177 BLACKSHAW'S ROAD, NEWPORT, VIC**  2  1  2

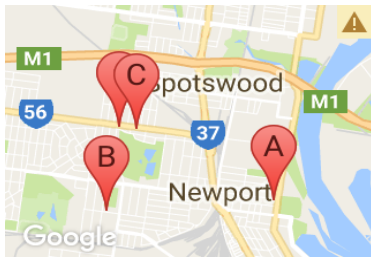
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **990,000 to 1,070,000**

Provided by: Brendan Curry, Hunterfrench Real Estate

## MEDIAN SALE PRICE



### NEWPORT, VIC, 3015

Suburb Median Sale Price (House)

**\$950,000**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



### 1 ELPHIN ST, NEWPORT, VIC 3015

 2  1  3

Sale Price

**\*\$1,070,000**

Sale Date: 29/04/2017

Distance from Property: 2.3km



### 152 WOODS ST, NEWPORT, VIC 3015

 3  2  2

Sale Price

**\*\$1,090,000**

Sale Date: 04/03/2017

Distance from Property: 1.2km



### 139 BLACKSHAW'S RD, NEWPORT, VIC 3015

 4  2  4

Sale Price

**\*\$956,000**

Sale Date: 22/04/2017

Distance from Property: 236m



This report has been compiled on 05/07/2017 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

177 BLACKSHAWS ROAD, NEWPORT, VIC 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 990,000 to 1,070,000

### Median sale price

Median price \$950,000

House

Unit

Suburb

NEWPORT

Period 01 July 2016 to 30 June 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
1 ELPHIN ST, NEWPORT, VIC 3015	*\$1,070,000	29/04/2017
152 WOODS ST, NEWPORT, VIC 3015	*\$1,090,000	04/03/2017
139 BLACKSHAWS RD, NEWPORT, VIC 3015	*\$956,000	22/04/2017