

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 53 River Street, Newport

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between \$1,600,000 & \$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,090,000 *House *Unit Suburb NEWPORT
Period - From 1/1/2018 to 30/3/2018 Source REIV

Comparable property sales

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 33 Bunbury Street, Newport	\$1,700,000	20/5/2018
2 61 Home Road, Newport	\$1,500,000	3/3/2018
3 31 Bunbury Street, Newport	\$1,650,000	6/1/2018