

### 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

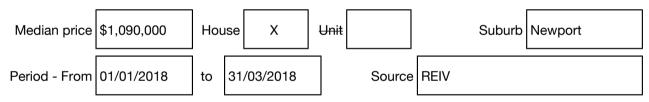
SS 7 Melrose Street, Newport Vic 3015 d le

#### Indicative selling price

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

Range between	\$925,000	&	\$975,000

#### Median sale price



#### 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	27 Elizabeth St NEWPORT 3015	\$980,000	18/03/2018
2	24 Severn St NEWPORT 3015	\$960,000	15/07/2017
3	118a Woods St NEWPORT 3015	\$902,500	26/05/2017

#### 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.

Account - Sweeney | P: 03 9399 9111 | F: 03 9399 9031

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## SWEENEY





Rooms: Property Type: House Agent Comments Indicative Selling Price \$925,000 - \$975,000 Median House Price March quarter 2018: \$1,090,000

### **Comparable Properties**



Price: \$980,000 Method: Private Sale Date: 18/03/2018 Rooms: 6

Property Type: House

**---** 3

4

27 Elizabeth St NEWPORT 3015 (REI)

24 Severn St NEWPORT 3015 (REI/VG)

3

**6** 2

3 3

Agent Comments

Agent Comments

Agent Comments



Price: \$960,000 Method: Auction Sale Date: 15/07/2017 Rooms: 5 Property Type: Townhouse (Res) Land Size: 250 sqm approx



118a Woods St NEWPORT 3015 (REI/VG)



Price: \$902,500 Method: Private Sale Date: 26/05/2017 Rooms: 5 Property Type: Townhouse (Res) Land Size: 189 sqm approx

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