

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

9A CHALLIS STREET, NEWPORT 3015

Indicative selling price

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

Single price

\$*

or range between

\$1,290,000

&

\$1,390,000

Median sale price

Median price

\$1,080,000

Property type

HOUSE

Suburb

NEWPORT

Period - From

1 JULY 2019

to

30 SEPT 2019

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. 53 HOME ROAD, NEWPORT 3015	\$1,242,500	8 JUNE 2019
2. 86 MASON STREET, NEWPORT 3015	\$1,290,000	15 JUNE 2019
3. 87 MASON STREET, NEWPORT 3015	\$1,291,000	6 MAY 2019

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: 30 OCTOBER 2019