

# 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

82 Graham Street, Newport Vic 3015

### Indicative selling price

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

Range between \$820,000 & \$860,000

### Median sale price

Median price \$1,210,000 Property Type House Suburb Newport

Period - From 01/07/2020 to 30/09/2020 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 | 1/145 Mason St NEWPORT 3015          | \$830,000 | 23/06/2020   |
| 2 | 64/124-136 Mason St NEWPORT 3015     | \$820,000 | 08/10/2020   |
| 3 | 1/73 Kernot St SOUTH KINGSVILLE 3015 | \$791,000 | 20/06/2020   |

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:

21/10/2020 13:35



3   
 2   
 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 248 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$820,000 - \$860,000

**Median House Price**

September quarter 2020: \$1,210,000

## Comparable Properties

1/145 Mason St NEWPORT 3015 (REI/VG)

**Agent Comments**

3   
 2   
 1

**Price:** \$830,000

**Method:** Private Sale

**Date:** 23/06/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)



64/124-136 Mason St NEWPORT 3015 (REI)

**Agent Comments**

3   
 2   
 2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 08/10/2020

**Property Type:** Townhouse (Single)

**Land Size:** 128 sqm approx



1/73 Kernot St SOUTH KINGSVILLE 3015 (VG)

**Agent Comments**

3   
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**Price:** \$791,000

**Method:** Sale

**Date:** 20/06/2020

**Property Type:** Strata Unit/Flat