

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

98 Mason Street, Newport Vic 3015

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,257,000

Property Type House

Suburb Newport

Period - From 01/07/2021

to

30/09/2021

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	79 Ford St NEWPORT 3015	\$1,345,000	01/10/2021
2	17 Ford St NEWPORT 3015	\$1,214,000	31/07/2021
3	63 Mason St NEWPORT 3015	\$1,180,000	23/10/2021

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:

04/11/2021 16:17



3
 1
 2

Property Type: House (Res)

Land Size: 422 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

September quarter 2021: \$1,257,000

Comparable Properties



79 Ford St NEWPORT 3015 (REI)

Agent Comments

3
 1
 1

Price: \$1,345,000

Method: Sold Before Auction

Date: 01/10/2021

Property Type: House



17 Ford St NEWPORT 3015 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,214,000

Method: Auction Sale

Date: 31/07/2021

Property Type: House (Res)

Land Size: 343 sqm approx



63 Mason St NEWPORT 3015 (REI)

Agent Comments

3
 1
 2

Price: \$1,180,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)

Land Size: 321 sqm approx

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