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	31/114 Mason Street, Newport Vic 3015

Indicative selling price

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

Range between $560,000 & $600,000

Median sale price

Median price $682,500 Property Type Unit Suburb Newport

Period - From 01/10/2020 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	25/114 Mason St, Newport, Vic 3015, Australia	$585,000	26/07/2021
2	4/3 Railway Pde NEWPORT 3015	$620,000	23/07/2021
3	13/4 Mason St NEWPORT 3015	$560,000	12/05/2021

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: 01/10/2021 08:44

JAS STEPHENS



2 1

Rooms: 1
Property Type: Apartment

Agent Comments

Indicative Selling Price
$560,000 - $600,000
Median Unit Price
01/10/2020 - 30/09/2021: $682,500

Comparable Properties

25/114 Mason St, Newport, Vic 3015, Australia (REI)

2 1 1

Price: $585,000
Method:
Date: 26/07/2021
Property Type: Apartment

Agent Comments

4/3 Railway Pde NEWPORT 3015 (VG)

2 - -

Price: $620,000
Method: Sale
Date: 23/07/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



13/4 Mason St NEWPORT 3015 (REI/VG)

2 1 1

Price: $560,000
Method: Private Sale
Date: 12/05/2021
Property Type: Apartment

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

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