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	94 Mason Street, Newport Vic 3015

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,110,000 Property Type House Suburb Newport

Period - From 01/01/2021 to 31/03/2021 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	69 Farm St NEWPORT 3015	$995,000	22/05/2021
2	41 Monmouth St NEWPORT 3015	$950,000	04/05/2021
3	92 Mason St NEWPORT 3015	$1,300,000	01/05/2021

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: 10/06/2021 10:52

JAS STEPHENS



2 1 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 282 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
March quarter 2021: $1,110,000

Comparable Properties

69 Farm St NEWPORT 3015 (REI)

2 1 -

Price: $995,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)

Agent Comments



41 Monmouth St NEWPORT 3015 (REI)

2 1 3

Price: $950,000
Method: Sold Before Auction
Date: 04/05/2021
Property Type: House (Res)
Land Size: 420 sqm approx

Agent Comments

92 Mason St NEWPORT 3015 (REI)

3 2 1

Price: $1,300,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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.