

# 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 48 Ford 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 \$880,000 & \$940,000

### Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	38 Agg St NEWPORT 3015	\$1,095,000	29/02/2024
2	86 Woods St NEWPORT 3015	\$880,000	22/01/2024
3	70 Agg St NEWPORT 3015	\$875,000	16/12/2023

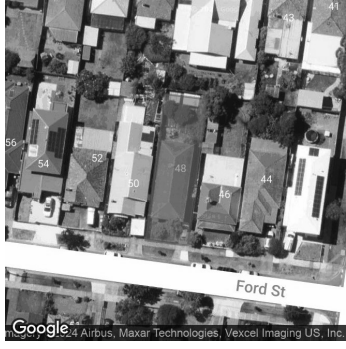
**OR**

~~**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.~~

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48 Ford Street, Newport Vic 3015

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$880,000 - \$940,000  
**Median House Price**  
Year ending March 2024: \$1,210,000

## Comparable Properties



**38 Agg St NEWPORT 3015 (REI/VG)**

Agent Comments



**Price:** \$1,095,000  
**Method:** Sold Before Auction  
**Date:** 29/02/2024  
**Property Type:** House (Res)  
**Land Size:** 319 sqm approx



**86 Woods St NEWPORT 3015 (REI)**

Agent Comments



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 22/01/2024  
**Property Type:** House  
**Land Size:** 359 sqm approx

**70 Agg St NEWPORT 3015 (VG)**

Agent Comments



**Price:** \$875,000  
**Method:** Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 342 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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