

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

4/38 Blenheim Road Newport VIC 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$815,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Newport

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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 6 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

2/5A Thorpe Street Newport VIC 3015	\$850,000	12-Feb-20
4/66 Blenheim Road Newport VIC 3015	\$825,000	01-Dec-19
12/3 Johnston Street Newport VIC 3015	\$850,000	16-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 17 April 2020

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2/5A Thorpe Street Newport VIC 3015

Sold Price

\$850,000

Sold Date

12-Feb-20

3

2

3

Distance

0.21km



4/66 Blenheim Road Newport VIC 3015

Sold Price

\$825,000

Sold Date

01-Dec-19

3

2

2

Distance

0.39km



12/3 Johnston Street Newport VIC 3015

Sold Price

\$850,000

Sold Date

16-Dec-19

3

2

2

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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