

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

3/40 Bradley Street 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

or range
between

\$720,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$788,000

Property type

Unit

Suburb

Newport

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/227 Woods Street Newport VIC 3015	\$785,000	17-Apr-21
270A Mason Street Altona North VIC 3025	\$800,000	13-May-21
2/25 Sutton Avenue Altona North VIC 3025	\$770,000	07-Aug-21

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: 18 September 2021



2/227 Woods Street Newport VIC 3015

Sold Price

\$785,000

Sold Date

17-Apr-21

 2

 1

 1

Distance

0.77km



270A Mason Street Altona North VIC 3025

Sold Price

\$800,000

Sold Date

13-May-21

 3

 2

 2

Distance

1.45km



2/25 Sutton Avenue Altona North VIC 3025

Sold Price

^{RS} **\$770,000**

Sold Date

07-Aug-21

 3

 1

 3

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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