

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

9/33 NEWCASTLE 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Newport

Period-from

01 Oct 2021

to

30 Sep 2022

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

1/29 SCHUTT STREET NEWPORT VIC 3015	\$334,000	05-May-22
4/33 NEWCASTLE STREET NEWPORT VIC 3015	\$285,000	20-Sep-22
7/31 BRADLEY STREET NEWPORT VIC 3015	\$390,000	19-Nov-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 October 2022



1/29 SCHUTT STREET NEWPORT VIC 3015

Sold Price

\$334,000

Sold Date **05-May-22**

1 1 1

Distance **0.08km**



4/33 NEWCASTLE STREET NEWPORT VIC 3015

Sold Price

^{RS} **\$285,000**

Sold Date **20-Sep-22**

1 1 1

Distance **0.02km**



7/31 BRADLEY STREET NEWPORT VIC 3015

Sold Price

\$390,000

Sold Date **19-Nov-21**

1 1 1

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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