

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

2/40 ROSSHIRE 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

\$830,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Newport

Period-from

01 Mar 2021

to

28 Feb 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

3/1 BASIL STREET NEWPORT VIC 3015	\$813,000	29-Sep-21
2/46 BLENHEIM ROAD NEWPORT VIC 3015	\$837,500	03-Jul-21
14 DOLMAN LANE NEWPORT VIC 3015	\$805,000	28-Jan-22

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: 12 March 2022



3/1 BASIL STREET NEWPORT VIC 3015

Sold Price

\$813,000

Sold Date

29-Sep-21

 3

 1

 2

Distance

0.16km



2/46 BLENHEIM ROAD NEWPORT VIC 3015

Sold Price

\$837,500

Sold Date

03-Jul-21

 3

 2

 2

Distance

-



14 DOLMAN LANE NEWPORT VIC 3015

Sold Price

\$805,000

Sold Date

28-Jan-22

 3

 2

 2

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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