

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

1/169 MASON 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Newport

Period-from

01 May 2022

to

30 Apr 2023

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

3/12 MADDOX ROAD NEWPORT VIC 3015	\$685,000	04-Dec-21
4/203 MASON STREET NEWPORT VIC 3015	\$770,000	12-Feb-22
4/33 BRADLEY STREET NEWPORT VIC 3015	\$675,000	27-Jun-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: 08 May 2023



3/12 MADDOX ROAD NEWPORT VIC 3015

 2  1  1

Sold Price **\$685,000** Sold Date **04-Dec-21**

Distance **0.16km**



4/203 MASON STREET NEWPORT VIC 3015

 2  1  1

Sold Price **\$770,000** Sold Date **12-Feb-22**

Distance **0.33km**



4/33 BRADLEY STREET NEWPORT VIC 3015

 2  1  1

Sold Price **\$675,000** Sold Date **27-Jun-22**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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