

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

6 KOHRY LANE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$793,000

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

2 ELIZABETH STREET NEWPORT VIC 3015	\$805,000	20-Aug-22
57/124-136 MASON STREET NEWPORT VIC 3015	\$860,000	10-Sep-22
2/15 BRADLEY STREET NEWPORT VIC 3015	\$830,000	17-Sep-22

OR

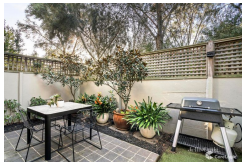
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 October 2022


**2 ELIZABETH STREET NEWPORT
VIC 3015**
 2  1  1

Sold Price

^{RS} **\$805,000** Sold Date **20-Aug-22**

Distance **0.67km**

**57/124-136 MASON STREET
NEWPORT VIC 3015**
 3  2  2

Sold Price

^{RS} **\$860,000** Sold Date **10-Sep-22**

Distance **0.9km**

**2/15 BRADLEY STREET NEWPORT
VIC 3015**
 3  2  1

Sold Price

^{RS} **\$830,000** Sold Date **17-Sep-22**

Distance **1.22km**
RS = Recent sale

UN = Undisclosed Sale

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