

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

2/227 Woods 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

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Newport

Period-from

01 Mar 2020

to

28 Feb 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

2/19 Basil Street Newport VIC 3015	\$725,000	20-Jan-21
3/14 Blenheim Road Newport VIC 3015	\$752,500	24-Jan-21
3/40 Rosshire Road Newport VIC 3015	\$622,000	17-Dec-20

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: 23 March 2021



2/19 Basil Street Newport VIC 3015 Sold Price **\$725,000** Sold Date **20-Jan-21**

2 2 1

Distance **0.18km**



3/14 Blenheim Road Newport VIC 3015 Sold Price **\$752,500** Sold Date **24-Jan-21**

2 2 1

Distance **0.23km**



3/40 Rosshire Road Newport VIC 3015 Sold Price **\$622,000** Sold Date **17-Dec-20**

2 2 1

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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