

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

58 Oxford 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

\$1,250,000

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

2/74 Oxford Street Newport VIC 3015	\$1,230,000	24-Sep-21
36 Monmouth Street Newport VIC 3015	\$1,180,000	16-Nov-21
43 Milford Street Newport VIC 3015	\$1,191,000	30-Oct-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: 01 March 2022



2/74 Oxford Street Newport VIC 3015

Sold Price

\$1,230,000

Sold Date

24-Sep-21

3

-

-

Distance

0.08km



36 Monmouth Street Newport VIC 3015

Sold Price

\$1,180,000

Sold Date

16-Nov-21

3

2

2

Distance

1.1km



43 Milford Street Newport VIC 3015

Sold Price

\$1,191,000

Sold Date

30-Oct-21

3

2

2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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