

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

36 Farm 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

Newport

Period-from

01 Jan 2021

to

31 Dec 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

66 Alma Terrace Newport VIC 3015	\$1,682,000	23-Nov-21
9 Davies Street Newport VIC 3015	\$1,600,000	02-Nov-21
221 Douglas Parade Newport VIC 3015	\$1,690,000	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: 27 January 2022



66 Alma Terrace Newport VIC 3015 Sold Price ^{RS} \$1,682,000 Sold Date 23-Nov-21

4 2 -

Distance 0.71km



9 Davies Street Newport VIC 3015 Sold Price \$1,600,000 Sold Date 02-Nov-21

4 2 2

Distance 0.49km



221 Douglas Parade Newport VIC 3015 Sold Price ^{RS} \$1,690,000 Sold Date 30-Oct-21

3 2 1

Distance 0.92km

RS = Recent sale

UN = Undisclosed Sale

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