

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/59-61 ELIZABETH STREET NEWPORT VIC 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Newport

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

3/178 BLACKSHAWS ROAD SOUTH KINGSVILLE VIC 3015	760000	28-Jan-22
1/22 BRADLEY STREET NEWPORT VIC 3015	742500	19-Mar-22
4/119 BLACKSHAWS ROAD NEWPORT VIC 3015	780000	12-Nov-21

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 02 May 2022



**3/178 BLACKSHAW'S ROAD SOUTH** Sold Price  
**KINGSVILLE VIC 3015**

 2  2  1

**760000** Sold Date **28-Jan-22**

Distance **1.15km**



**1/22 BRADLEY STREET NEWPORT** Sold Price  
**VIC 3015**

 2  1  1

**742500** Sold Date **19-Mar-22**

Distance **0.83km**



**4/119 BLACKSHAW'S ROAD**  
**NEWPORT VIC 3015**

 3  2  1

Sold Price

**780000** Sold Date **12-Nov-21**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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