

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

5 Home Road 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

\$1,800,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Newport

Period-from

01 Aug 2020

to

31 Jul 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

7 Tait Street Newport VIC 3015	\$1,635,000	08-May-21
50 Elphin Street Newport VIC 3015	\$2,082,000	26-Jun-21
33 Peel Street Newport VIC 3015	\$1,950,000	22-Feb-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: 19 August 2021



7 Tait Street Newport VIC 3015

Sold Price

\$1,635,000

Sold Date

08-May-21

 3  2  1

Distance

0.09km



50 Elphin Street Newport VIC 3015

Sold Price

^{RS} **\$2,082,000**

Sold Date

26-Jun-21

 4  2  2

Distance

0.24km



33 Peel Street Newport VIC 3015

Sold Price

\$1,950,000

Sold Date

22-Feb-21

 3  2  2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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