

## 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

6 Bruce 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Newport

Period-from

01 Nov 2020

to

31 Oct 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

56 Gordon Street Newport VIC 3015	\$1,288,000	26-Jun-21
5 Laurie Street Newport VIC 3015	\$1,315,000	02-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: 11 November 2021



56 Gordon Street Newport VIC  
3015

2 1 2

Sold Price **\$1,288,000** Sold Date **26-Jun-21**

Distance **0.55km**



5 Laurie Street Newport VIC 3015

3 2 4

Sold Price <sup>RS</sup> **\$1,315,000** Sold Date **02-Oct-21**

Distance **1.01km**

RS = Recent sale      UN = Undisclosed Sale

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