

## 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

23A Jubilee 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Newport

Period-from

01 Mar 2019

to

29 Feb 2020

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/46 Blenheim Road Newport VIC 3015   | \$850,000 | 21-Mar-20 |
| 12/3 Johnston Street Newport VIC 3015 | \$850,000 | 16-Dec-19 |
| 20 Chalmers Lane Newport VIC 3015     | \$855,000 | 05-Feb-20 |

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: 25 March 2020



**1/46 Blenheim Road Newport VIC 3015**

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date

**21-Mar-20**

4 3 2

Distance

**0.68km**



**12/3 Johnston Street Newport VIC 3015**

Sold Price

**\$850,000**

Sold Date

**16-Dec-19**

3 2 2

Distance

**0.85km**



**20 Chalmers Lane Newport VIC 3015**

Sold Price

<sup>RS</sup> **\$855,000**

Sold Date

**05-Feb-20**

3 2 2

Distance

**1.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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