

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

7 DEBORAH LANE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Newport

Period-from

01 May 2023

to

30 Apr 2024

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

8/30 BLENHEIM ROAD NEWPORT VIC 3015	\$612,000	26-Sep-23
3/98 BLACKSHAW ROAD SOUTH KINGSVILLE VIC 3015	\$655,000	20-Dec-23
3/9 SALTLEY STREET SOUTH KINGSVILLE VIC 3015	\$635,000	23-Mar-24

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: 16 May 2024



**8/30 BLENHEIM ROAD NEWPORT
VIC 3015**

Sold Price

\$612,000

Sold Date

26-Sep-23

2

1

1

Distance

1.45km



**3/98 BLACKSHAWS ROAD SOUTH
KINGSVILLE VIC 3015**

Sold Price

\$655,000

Sold Date

20-Dec-23

2

2

1

Distance

0.98km



**3/9 SALTLEY STREET SOUTH
KINGSVILLE VIC 3015**

Sold Price

^{RS} **\$635,000**

Sold Date

23-Mar-24

2

1

1

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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