## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### **Section 47AF of the Estate Agents Act 1980**

**Price** 

<b>Property</b>	offered	for sale
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Address	4/57 Challis Street, Newport Vic 3015
Including suburb and	
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$849,000

#### Median sale price

Median price \$840,000	Pro	operty Type Ur	it		Suburb	Newport
Period - From 01/01/2024	to	31/12/2024	So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

## Address of comparable property

	manage of a configuration by a band,		
1	1/147 Mason St NEWPORT 3015	\$860,000	25/11/2024
2	1/5 Bradley St NEWPORT 3015	\$880,000	21/08/2024
3			

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 six months.

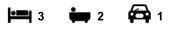
This Statement of Information was prepared on:	20/01/2025 12:37



Date of sale







**Property Type:** Villa Agent Comments

Indicative Selling Price \$849,000 Median Unit Price Year ending December 2024: \$840,000

# Comparable Properties



1/147 Mason St NEWPORT 3015 (REI)

3

2

**2** 

Agent Comments

**Price:** \$860,000 **Method:** Private Sale **Date:** 25/11/2024

Property Type: Townhouse (Single)

1/5 Bradley St NEWPORT 3015 (REI/VG)

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**Agent Comments** 

Price: \$880,000

Method: Sold Before Auction

Date: 21/08/2024 Property Type: Unit

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 six months.

Account - Jas Stephens - Yarraville | P: 03 93169000



