

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

17B SCHUTT STREET 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

\$1,115,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,255,000

Property type

House

Suburb

Newport

Period-from

01 Mar 2022

to

28 Feb 2023

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

12 MONMOUTH STREET NEWPORT VIC 3015	\$1,090,000	22-Oct-22
523 MELBOURNE ROAD NEWPORT VIC 3015	\$1,100,000	04-Nov-22
14 TAIT STREET NEWPORT VIC 3015	\$1,050,000	28-Jan-23

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: 27 March 2023


12 MONMOUTH STREET NEWPORT VIC 3015

Sold Price

\$1,090,000

Sold Date

22-Oct-22


3



3



2

Distance

0.92km

523 MELBOURNE ROAD NEWPORT VIC 3015

Sold Price

\$1,100,000

Sold Date

04-Nov-22


3



1



-

Distance

0.51km

14 TAIT STREET NEWPORT VIC 3015

Sold Price

^{RS}
\$1,050,000

Sold Date

28-Jan-23


3



2



-

Distance

0.56km
RS = Recent sale

UN = Undisclosed Sale

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