

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

2/46 Blenheim Road 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Newport

Period-from

01 Jun 2020

to

31 May 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

1/227 Woods Street Newport VIC 3015	\$850,000	27-Mar-21
2/3 Basil Street Newport VIC 3015	\$814,000	01-May-21
2/1 Johnston Street Newport VIC 3015	\$825,000	10-Apr-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: 09 June 2021

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1/227 Woods Street Newport VIC 3015

Sold Price

\$850,000

Sold Date

27-Mar-21

3 2 2

Distance

0.13km



2/3 Basil Street Newport VIC 3015

Sold Price

^{RS} **\$814,000**

Sold Date

01-May-21

3 2 2

Distance

0.4km



2/1 Johnston Street Newport VIC 3015

Sold Price

\$825,000

Sold Date

10-Apr-21

3 2 2

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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