

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

3/22 THORPE 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,225,000

Property type

House

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

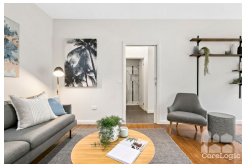
Date of sale

3/9 THORPE STREET NEWPORT VIC 3015	\$610,000	18-May-24
2/235 BLACKSHAW ROAD ALTONA NORTH VIC 3025	\$662,000	15-Mar-24
6/24 NEWCASTLE STREET NEWPORT VIC 3015	\$690,000	14-Apr-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: 21 May 2024



3/9 THORPE STREET NEWPORT VIC 3015

2 1 1

Sold Price

RS

\$610,000

Sold Date

18-May-24

Distance

0.13km



2/235 BLACKSHAWS ROAD ALTONA NORTH VIC 3025

2 1 1

Sold Price

\$662,000

Sold Date

15-Mar-24

Distance

1.44km



6/24 NEWCASTLE STREET NEWPORT VIC 3015

2 1 1

Sold Price

\$690,000

Sold Date

14-Apr-24

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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