

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

1/25 Bradley 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,162,500

Property type

House

Suburb

Newport

Period-from

01 Sep 2020

to

31 Aug 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

2/22 Bradley Street Newport VIC 3015	\$700,000	15-Jul-21
5/55 Challis Street Newport VIC 3015	\$660,000	11-Aug-21
9/30 Blenheim Road Newport VIC 3015	\$635,000	17-Sep-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: 27 September 2021



2/22 Bradley Street Newport VIC 3015

2 1 1

Sold Price

\$700,000

Sold Date

15-Jul-21

Distance

0.06km



5/55 Challis Street Newport VIC 3015

2 1 1

Sold Price

^{RS} **\$660,000**

Sold Date

11-Aug-21

Distance

0.16km



9/30 Blenheim Road Newport VIC 3015

2 1 1

Sold Price

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

Sold Date

17-Sep-21

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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