

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

35 BLACKSHAWS 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Newport

Period-from

01 Sep 2023

to

31 Aug 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

11A JUBILEE STREET NEWPORT VIC 3015	\$1,180,000	24-Jun-24
11 CHALLIS STREET NEWPORT VIC 3015	\$1,350,000	29-Jul-24
2 JUBILEE STREET NEWPORT VIC 3015	\$1,220,000	15-Jun-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: 02 September 2024

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**11A JUBILEE STREET NEWPORT VIC 3015**

Sold Price

^{RS}**\$1,180,000**

Sold Date

24-Jun-24 3  3  1

Distance

1.6km**11 CHALLIS STREET NEWPORT VIC 3015**

Sold Price

^{RS}**\$1,350,000**

Sold Date

29-Jul-24 4  3  1

Distance

1.6km**2 JUBILEE STREET NEWPORT VIC 3015**

Sold Price

^{RS}**\$1,220,000**

Sold Date

15-Jun-24 4  3  1

Distance

1.51km**RS** = Recent sale**UN** = Undisclosed Sale

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