

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

2/22 Rosshire 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,090,000

Property type

House

Suburb

Newport

Period-from

01 Feb 2020

to

31 Jan 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

60/132 Mason Street Newport VIC 3015	\$780,000	24-Oct-20
5 Kingham Street Newport VIC 3015	\$770,000	13-Feb-21
63A Greene Street South Kingsville VIC 3015	\$765,000	18-Dec-20

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: 23 February 2021



60/132 Mason Street Newport VIC 3015

3 2 1

Sold Price

- Sold Date

-

Distance

0.94km



1/54 Hansen Street Altona North VIC 3025

3 1 1

Sold Price

\$705,000

Sold Date **30-May-20**

Distance

1.26km



63A Greene Street South Kingsville VIC 3015

3 1 2

Sold Price

^{RS} **\$765,000**

Sold Date **18-Dec-20**

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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