

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

5/49 CHALLIS 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

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Newport

Period-from

01 Jan 2022

to

31 Dec 2022

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

4/81 CHALLIS STREET NEWPORT VIC 3015	\$615,000	14-Oct-22
3/32 JOHNSTON STREET NEWPORT VIC 3015	\$680,000	12-Nov-22
3/58 BLENHEIM ROAD NEWPORT VIC 3015	\$645,000	04-Nov-22

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: 24 January 2023


**4/81 CHALLIS STREET NEWPORT
VIC 3015**

 2
  1
  1

Sold Price

\$615,000

Sold Date

14-Oct-22

Distance

0.26km

**3/32 JOHNSTON STREET
NEWPORT VIC 3015**

 2
  1
  1

Sold Price

\$680,000

Sold Date

12-Nov-22

Distance

0.73km

**3/58 BLENHEIM ROAD NEWPORT
VIC 3015**

 2
  1
  1

Sold Price

\$645,000

Sold Date

04-Nov-22

Distance

0.74km
RS = Recent sale

UN = Undisclosed Sale

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