

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

3/30 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Newport

Period-from

01 Sep 2022

to

31 Aug 2023

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

4/9 PRENTICE STREET ALTONA NORTH VIC 3025	\$560,000	30-Mar-23
5/56 TRUMAN STREET SOUTH KINGSVILLE VIC 3015	\$555,000	01-Jun-23
3/46 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH VIC 3016	\$550,000	18-Sep-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: 13 September 2023


**4/9 PRENTICE STREET ALTONA
NORTH VIC 3025**
 2  1  1

Sold Price

\$560,000

Sold Date

30-Mar-23

Distance

0.86km


Total Internal Measurement 81 Sqm.


**5/56 TRUMAN STREET SOUTH
KINGSVILLE VIC 3015**
 2  1  1

Sold Price

\$555,000

Sold Date

01-Jun-23

Distance

1.38km

**3/46 KOROROIT CREEK ROAD
WILLIAMSTOWN NORTH VIC 3016**
 2  1  1

Sold Price

\$550,000

Sold Date

18-Sep-22

Distance

1.93km
RS = Recent sale

UN = Undisclosed Sale

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