

## 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

4/33 BRADLEY STREET NEWPORT VIC 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Newport

Period-from

01 May 2021

to

30 Apr 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

1/22 BRADLEY STREET NEWPORT VIC 3015	\$742,500	19-Mar-22
1/25 BRADLEY STREET NEWPORT VIC 3015	\$673,000	22-Oct-21
1/55 ELIZABETH STREET NEWPORT VIC 3015	\$643,000	12-Jan-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: 31 May 2022



**1/22 BRADLEY STREET NEWPORT  
VIC 3015**

Sold Price

**\$742,500**

Sold Date

**19-Mar-22**

2

1

1

Distance

**0.13km**



**1/25 BRADLEY STREET NEWPORT  
VIC 3015**

Sold Price

**\$673,000**

Sold Date

**22-Oct-21**

2

1

2

Distance

**0.09km**



**1/55 ELIZABETH STREET  
NEWPORT VIC 3015**

Sold Price

**\$643,000**

Sold Date

**12-Jan-22**

2

1

1

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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