

## 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

2/31 Clyde 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

\$840,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Newport

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/8 Thorpe Street Newport VIC 3015	\$815,000	13-Jul-19
22 Chalmers Lane Newport VIC 3015	\$838,000	01-Jun-19
47 Miris Street Newport VIC 3015	\$890,000	21-Aug-19

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: 29 October 2019

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**1/8 Thorpe Street Newport VIC 3015**

3 2 2

Sold Price

**\$815,000**

Sold Date

**13-Jul-19**

Distance

**0.6km**



**22 Chalmers Lane Newport VIC 3015**

3 2 1

Sold Price

**\$838,000**

Sold Date

**01-Jun-19**

Distance

**1.1km**



**47 Miris Street Newport VIC 3015**

3 2 1

Sold Price

**\$890,000**

Sold Date

**21-Aug-19**

Distance

**1.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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