

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

3/40 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Newport

Period-from

01 Nov 2019

to

31 Oct 2020

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

2/203 Mason Street Newport VIC 3015	\$625,000	18-Aug-20
18/3 Johnston Street Newport VIC 3015	\$636,000	18-Oct-20
2/14 Collins Avenue Altona North VIC 3025	\$625,000	04-Nov-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: 25 November 2020



2/203 Mason Street Newport VIC 3015

 3  2  2

Sold Price

\$625,000

Sold Date **18-Aug-20**

Distance **0.76km**



18/3 Johnston Street Newport VIC 3015

 2  1  1

Sold Price

^{RS} **\$636,000**

Sold Date **18-Oct-20**

Distance **1.23km**



2/14 Collins Avenue Altona North VIC 3025

 2  1  1

Sold Price

^{RS} **\$625,000**

Sold Date **04-Nov-20**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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