

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

76A Graham 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

\$1,110,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,043,250

Property type

House

Suburb

Newport

Period-from

01 Feb 2019

to

31 Jan 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

11 Charlotte Street Newport VIC 3015	\$1,085,000	26-Oct-19
80A Gordon Street Newport VIC 3015	\$1,275,000	14-Oct-19
47 Bradley Street Newport VIC 3015	\$1,086,000	16-Nov-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.~~

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Mark de Brabander
P 83870000
M 0406536447
E mdebrabander@greghocking.com.au



11 Charlotte Street Newport VIC 3015

4 3 2

Sold Price **\$1,085,000** Sold Date **26-Oct-19**

Distance **0.59km**



80A Gordon Street Newport VIC 3015

4 3 3

Sold Price **\$1,275,000** Sold Date **14-Oct-19**

Distance **0.09km**



47 Bradley Street Newport VIC 3015

4 3 2

Sold Price **\$1,086,000** Sold Date **16-Nov-19**

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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