

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

127/6 PAINE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Newport

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/85 GRAHAM STREET NEWPORT VIC 3015	\$730,000	13-Sep-23
37 STEELE STREET NEWPORT VIC 3015	\$740,000	31-Oct-23
48 SEVERN STREET NEWPORT VIC 3015	\$755,000	07-Oct-23

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: 05 March 2024



1/85 GRAHAM STREET NEWPORT VIC 3015

Sold Price

\$730,000

Sold Date

13-Sep-23

2

2

1

Distance

2.36km



37 STEELE STREET NEWPORT VIC 3015

Sold Price

\$740,000

Sold Date

31-Oct-23

2

1

1

Distance

1.25km



48 SEVERN STREET NEWPORT VIC 3015

Sold Price

\$755,000

Sold Date

07-Oct-23

2

1

2

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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