

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

46 WILKINS 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Newport

Period-from

01 Sep 2021

to

31 Aug 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

492 MELBOURNE ROAD NEWPORT VIC 3015	\$760,000	16-Apr-22
56 YARRA STREET WILLIAMSTOWN VIC 3016	\$800,000	22-Mar-22
5/69 PARK CRESCENT WILLIAMSTOWN NORTH VIC 3016	\$785,000	20-Apr-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: 19 September 2022



492 MELBOURNE ROAD NEWPORT VIC 3015

 2  2  1

Sold Price \$760,000 Sold Date 16-Apr-22

Distance **1.07km**



56 YARRA STREET WILLIAMSTOWN VIC 3016

 3  2  1

Sold Price \$800,000 Sold Date 22-Mar-22

Distance **0.52km**



5/69 PARK CRESCENT WILLIAMSTOWN NORTH VIC 3016

 2  2  1

Sold Price \$785,000 Sold Date 20-Apr-22

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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