

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

2/21 BASIL 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

\$800,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,500

Property type

Unit

Suburb

Newport

Period-from

01 Oct 2023

to

30 Sep 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

21 KINGHAM STREET NEWPORT VIC 3015	\$890,000	10-Nov-23
193 BLACKSHAW'S ROAD NEWPORT VIC 3015	\$885,000	16-May-24
2/114 JOHNSTON STREET NEWPORT VIC 3015	\$850,000	08-Jun-24

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: 08 October 2024



**21 KINGHAM STREET NEWPORT
VIC 3015**

3 2 1

Sold Price

\$890,000

Sold Date **10-Nov-23**

Distance **1.29km**



**193 BLACKSHAW'S ROAD
NEWPORT VIC 3015**

2 2 2

Sold Price

\$885,000

Sold Date **16-May-24**

Distance **1.36km**



**2/114 JOHNSTON STREET
NEWPORT VIC 3015**

2 1 1

Sold Price

\$850,000

Sold Date **08-Jun-24**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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