

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

8 Oberon Way 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

\$1,350,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,032,500

Property type

House

Suburb

Newport

Period-from

01 Nov 2018

to

31 Oct 2019

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

5 Irving Street Newport VIC 3015	\$1,550,000	16-Nov-19
238 Douglas Parade Newport VIC 3015	\$1,310,000	27-Aug-19
80A Gordon Street Newport VIC 3015	\$1,275,000	14-Oct-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.~~

This Statement of Information was prepared on: 26 November 2019



5 Irving Street Newport VIC 3015

Sold Price

\$1,550,000

Sold Date

16-Nov-19

 4  2  1

Distance

0.56km



238 Douglas Parade Newport VIC 3015

Sold Price

\$1,310,000

Sold Date

27-Aug-19

 3  2  2

Distance

0.64km



80A Gordon Street Newport VIC 3015

Sold Price

\$1,275,000

Sold Date

14-Oct-19

 4  3  3

Distance

2.26km

RS = Recent sale

UN = Undisclosed Sale

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