

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

46B SCHUTT 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

\$1,075,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$796,500

Property type

Unit

Suburb

Newport

Period-from

01 Aug 2021

to

31 Jul 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

14 CHALMERS LANE NEWPORT VIC 3015	\$1,150,000	19-Apr-22
21A BLACKSHAW'S ROAD NEWPORT VIC 3015	\$1,160,000	05-Apr-22
63 BLACKSHAW'S ROAD NEWPORT VIC 3015	\$1,150,000	03-Mar-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: 04 August 2022


**14 CHALMERS LANE NEWPORT
VIC 3015**
 3  2  2

Sold Price **\$1,150,000** Sold Date **19-Apr-22**

Distance **0.26km**

**21A BLACKSHAWS ROAD
NEWPORT VIC 3015**
 4  2  2

Sold Price ^{RS} **\$1,160,000** ^{UN} Sold Date **05-Apr-22**

Distance **0.43km**

**63 BLACKSHAWS ROAD
NEWPORT VIC 3015**
 3  2  2

Sold Price **\$1,150,000** Sold Date **03-Mar-22**

Distance **0.56km**
RS = Recent sale

UN = Undisclosed Sale

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