

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

3/58 BLENHEIM ROAD 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Newport

Period-from

01 Oct 2021

to

30 Sep 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

3/29 CLYDE STREET NEWPORT VIC 3015	\$650,000	12-Nov-21
3/46 BLENHEIM ROAD NEWPORT VIC 3015	\$680,000	20-Jul-22
4/62 BLENHEIM ROAD NEWPORT VIC 3015	\$730,000	19-Jun-21

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: 21 October 2022



3/29 CLYDE STREET NEWPORT VIC 3015

2 1 1

Sold Price **\$650,000** Sold Date **12-Nov-21**

Distance **0.07km**



3/46 BLENHEIM ROAD NEWPORT VIC 3015

2 1 2

Sold Price **\$680,000** Sold Date **20-Jul-22**

Distance **0.12km**



4/62 BLENHEIM ROAD NEWPORT VIC 3015

2 1 2

Sold Price **\$730,000** Sold Date **19-Jun-21**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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