

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 GORDON 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

\$1,540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Newport

Period-from

01 May 2021

to

30 Apr 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

6 BRUCE STREET NEWPORT VIC 3015	\$1,500,000	25-Nov-21
15 DERHAM STREET SPOTSWOOD VIC 3015	\$1,575,000	27-Mar-22
36 PERCY STREET NEWPORT VIC 3015	\$1,510,000	24-Dec-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: 16 May 2022



6 BRUCE STREET NEWPORT VIC 3015

Sold Price **\$1,500,000** Sold Date **25-Nov-21**

 3  1  -

Distance **0.82km**



15 DERHAM STREET SPOTSWOOD VIC 3015

Sold Price ^{RS} **\$1,575,000** Sold Date **27-Mar-22**

 4  2  4

Distance **1.77km**



36 PERCY STREET NEWPORT VIC 3015

Sold Price **\$1,510,000** Sold Date **24-Dec-21**

 4  1  3

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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