

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

6 BRITT COURT 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

\$900,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Newport

Period-from

01 Sep 2023

to

31 Aug 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

1/104 JOHNSTON STREET NEWPORT VIC 3015	\$976,000	01-May-24
1/42 ROSSHIRE ROAD NEWPORT VIC 3015	\$960,000	18-Mar-24
27 STEELE STREET NEWPORT VIC 3015	\$1,035,000	02-Sep-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: 17 September 2024



1/104 JOHNSTON STREET NEWPORT VIC 3015

3 2 2

Sold Price **\$976,000** Sold Date **01-May-24**

Distance **0.68km**

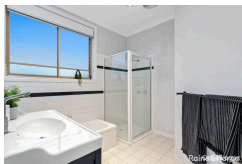


1/42 ROSSHIRE ROAD NEWPORT VIC 3015

3 2 2

Sold Price **\$960,000** Sold Date **18-Mar-24**

Distance **1.98km**



27 STEELE STREET NEWPORT VIC 3015

3 2 1

Sold Price ^{RS} **\$1,035,000** Sold Date **02-Sep-24**

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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