

## 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

1/185 Blackshaws Road Newport VIC 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Newport

Period-from

01 Oct 2019

to

30 Sep 2020

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 72 Margaret Street Newport VIC 3015    | \$800,000 | 09-Apr-20 |
| 4/88 Elizabeth Street Newport VIC 3015 | \$810,000 | 29-Jun-20 |
| 41A Hearn Street Altona North VIC 3025 | \$815,000 | 15-Jun-20 |

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: 28 October 2020



**72 Margaret Street Newport VIC 3015**

Sold Price

**\$800,000**

Sold Date **09-Apr-20**

 3  2  2

Distance **0.59km**



**4/88 Elizabeth Street Newport VIC 3015**

Sold Price

**\$810,000**

Sold Date **29-Jun-20**

 2  2  2

Distance **0.99km**



**41A Hearn Street Altona North VIC 3025**

Sold Price

**\$815,000**

Sold Date **15-Jun-20**

 3  2  2

Distance **1.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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