

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 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

or range
between

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,255,000

Property type

House

Suburb

Newport

Period-from

01 Mar 2022

to

28 Feb 2023

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 JAMES DEANE PLACE NEWPORT VIC 3015	\$1,745,000	13-Feb-23
32 TAIT STREET NEWPORT VIC 3015	\$1,550,000	07-Dec-22
60 OXFORD STREET NEWPORT VIC 3015	\$1,699,000	28-Jan-23

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 March 2023



1 JAMES DEANE PLACE NEWPORT VIC 3015

Sold Price ^{RS} **\$1,745,000** Sold Date **13-Feb-23**

 3  2  2

Distance **0.89km**



32 TAIT STREET NEWPORT VIC 3015

Sold Price **\$1,550,000** Sold Date **07-Dec-22**

 3  2  -

Distance **0.43km**



60 OXFORD STREET NEWPORT VIC 3015

Sold Price ^{RS} **\$1,699,000** Sold Date **28-Jan-23**

 4  3  2

Distance **0.52km**

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

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