

## 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

70A JUNCTION STREET NEWPORT VIC 3015

### Indicative selling price

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

Single Price

\$990,000

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 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 1/30 CHARLOTTE STREET NEWPORT VIC 3015  | \$1,000,000 | 03-Sep-22 |
| 20 BIRMINGHAM STREET SPOTSWOOD VIC 3015 | \$980,000   | 01-Jun-22 |
| 17 MARGARET STREET NEWPORT VIC 3015     | \$1,000,000 | 14-Apr-22 |

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: 14 October 2022

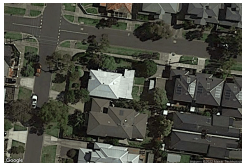

**1/30 CHARLOTTE STREET  
NEWPORT VIC 3015**
 3  2  1

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **03-Sep-22**

Distance **0.87km**

**20 BIRMINGHAM STREET  
SPOTSWOOD VIC 3015**
 3  2  2

Sold Price **\$980,000** Sold Date **01-Jun-22**

Distance **0.6km**

**17 MARGARET STREET NEWPORT  
VIC 3015**
 -  -  -

Sold Price **\$1,000,000** Sold Date **14-Apr-22**

Distance **0.92km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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