

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

5 RAILWAY PARADE 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

Unit

Suburb

Newport

Period-from

01 Feb 2024

to

31 Jan 2025

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

58/124-136 MASON STREET NEWPORT VIC 3015	\$790,000	14-Dec-24
1/147 MASON STREET NEWPORT VIC 3015	\$860,000	25-Nov-24
62 JACK STREET NEWPORT VIC 3015	\$920,000	16-Nov-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: 04 February 2025

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**58/124-136 MASON STREET
NEWPORT VIC 3015**

3 2 1

Sold Price ^{RS} **\$790,000** ^{UN} Sold Date **14-Dec-24**

Distance **0.91km**



**1/147 MASON STREET NEWPORT
VIC 3015**

3 2 2

Sold Price ^{RS} **\$860,000** Sold Date **25-Nov-24**

Distance **0.85km**



**62 JACK STREET NEWPORT VIC
3015**

3 2 1

Sold Price **\$920,000** Sold Date **16-Nov-24**

Distance **0.91km**

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

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