### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
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Address	4/11 Carmen Street, Newport Vic 3015
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$319,000

#### Median sale price

Median price	\$599,500	Pro	perty Type U	nit		Suburb	Newport
Period - From	18/12/2023	to	17/12/2024	So	urce	Property	/ Data

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Au	aress or comparable property	1 1100	Date of Sale
1	1/42-44 Percy St NEWPORT 3015	\$290,000	20/11/2024
2	4/47 Marion St ALTONA NORTH 3025	\$280,000	07/09/2024
3			

#### 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 six months.

This Statement of Information was prepared on:	18/12/2024 09:10



Date of sale







Rooms: 2

Property Type: Unit Land Size: 39 sqm approx

Agent Comments

One bedroom villa unit in a block of 8 units

Indicative Selling Price \$319,000 Median Unit Price

18/12/2023 - 17/12/2024: \$599,500

## Comparable Properties

1/42-44 Percy St NEWPORT 3015 (REI)

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**Agent Comments** 

Ground floor flat in a larger block

Price: \$290,000

Method: Sold Before Auction

Date: 20/11/2024 Property Type: Unit

4/47 Marion St ALTONA NORTH 3025 (REI/VG)

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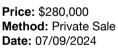






**Agent Comments** 

One bedroom flat in a lower sale price suburb.



Property Type: Apartment

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 six months.

Account - Jas Stephens - Yarraville | P: 03 93169000



