

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

4/11 Carmen Street, Newport Vic 3015

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

Property Type Unit

Suburb Newport

Period - From 18/12/2023

to 17/12/2024

Source 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 six 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	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



1
 1
 1

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)

1
 1
 1

Price: \$290,000
Method: Sold Before Auction
Date: 20/11/2024
Property Type: Unit

Agent Comments

Ground floor flat in a larger block



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

1
 1
 1

Price: \$280,000
Method: Private Sale
Date: 07/09/2024
Property Type: Apartment

Agent Comments

One bedroom flat in a lower sale price suburb.

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.

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