

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

2/1 Johnston 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

Unit

Suburb

Newport

Period-from

01 Feb 2020

to

31 Jan 2021

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

5/119 Blackshaws Road Newport VIC 3015	\$746,000	05-Nov-20
5 Kingham Street Newport VIC 3015	\$770,000	13-Feb-21
15/85 Florence Street Williamstown North VIC 3016	\$710,000	26-Nov-20

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: 16 February 2021


5/119 Blackshaws Road Newport VIC 3015

 3
  2
  2

Sold Price

\$746,000

Sold Date **05-Nov-20**

Distance **0.75km**

5 Kingham Street Newport VIC 3015

 3
  2
  2

Sold Price

^{RS} **\$770,000**

Sold Date **13-Feb-21**

Distance **0.76km**

15/85 Florence Street Williamstown North VIC 3016

 3
  1
  1

Sold Price

\$710,000

Sold Date **26-Nov-20**

Distance **1.31km**
RS = Recent sale

UN = Undisclosed Sale

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