

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

10/1 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Newport

Period-from

01 May 2023

to

30 Apr 2024

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

9/3 JOHNSTON STREET NEWPORT VIC 3015	\$978,000	16-Dec-23
10 MITCHELL AVENUE ALTONA NORTH VIC 3025	\$940,000	07-Mar-24
1/42 ROSSHIRE ROAD NEWPORT VIC 3015	\$960,000	18-Mar-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: 16 May 2024



9/3 JOHNSTON STREET NEWPORT VIC 3015

Sold Price

\$978,000

Sold Date

16-Dec-23



3



2



2

Distance

0.05km



10 MITCHELL AVENUE ALTONA NORTH VIC 3025

Sold Price

\$940,000

Sold Date

07-Mar-24



3



2



1

Distance

1.2km



1/42 ROSSHIRE ROAD NEWPORT VIC 3015

Sold Price

^{RS} **\$960,000**

Sold Date

18-Mar-24



3



2



2

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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