

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

6/24 NEWCASTLE 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,000

Property type

Unit

Suburb

Newport

Period-from

01 Mar 2023

to

29 Feb 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

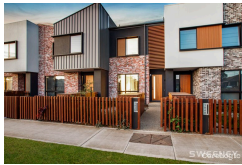
Date of sale

| | | |
|--|-----------|-----------|
| 194B BLACKSHAWS ROAD ALTONA NORTH VIC 3025 | \$705,000 | 18-Nov-23 |
| 2/23 JEFFREY AVENUE ALTONA NORTH VIC 3025 | \$737,000 | 18-Nov-23 |
| 1/85 GRAHAM STREET NEWPORT VIC 3015 | \$730,000 | 13-Sep-23 |

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: 14 March 2024



194B BLACKSHAWS ROAD ALTONA NORTH VIC 3025

2 1 1

Sold Price **\$705,000** Sold Date **18-Nov-23**

Distance **1.64km**



2/23 JEFFREY AVENUE ALTONA NORTH VIC 3025

2 2 1

Sold Price **\$737,000** Sold Date **18-Nov-23**

Distance **1.71km**



1/85 GRAHAM STREET NEWPORT VIC 3015

2 2 1

Sold Price **\$730,000** Sold Date **13-Sep-23**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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