

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

2/38 MADDOX ROAD 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

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

Unit

Suburb

Newport

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/144 WOODS STREET NEWPORT VIC 3015	\$920,000	05-Jun-24
1/31 CLYDE STREET NEWPORT VIC 3015	\$900,000	16-Dec-24
3/27 CARMEN STREET NEWPORT VIC 3015	\$910,000	30-Jan-25

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: 06 February 2025



**1/144 WOODS STREET NEWPORT
VIC 3015**

3 2 2

Sold Price

\$920,000

Sold Date

05-Jun-24

Distance

0.14km



**1/31 CLYDE STREET NEWPORT VIC
3015**

3 3 1

Sold Price

^{RS} **\$900,000**

Sold Date

16-Dec-24

Distance

0.47km



**3/27 CARMEN STREET NEWPORT
VIC 3015**

3 2 -

Sold Price

^{RS} **\$910,000**

Sold Date

30-Jan-25

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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