

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

3/27 CARMEN 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

\$890,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,500

Property type

Unit

Suburb

Newport

Period-from

01 Dec 2023

to

30 Nov 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

4/176 WOODS STREET NEWPORT VIC 3015	\$902,000	13-Nov-24
1/144 WOODS STREET NEWPORT VIC 3015	\$920,000	05-Jun-24
1/124-136 MASON STREET NEWPORT VIC 3015	\$915,000	06-Jul-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: 02 December 2024



4/176 WOODS STREET NEWPORT VIC 3015

Sold Price

^{RS} **\$902,000**

Sold Date **13-Nov-24**

3 2 1

Distance **0.25km**



1/144 WOODS STREET NEWPORT VIC 3015

Sold Price

\$920,000

Sold Date **05-Jun-24**

3 2 2

Distance **0.31km**



1/124-136 MASON STREET NEWPORT VIC 3015

Sold Price

\$915,000

Sold Date **06-Jul-24**

3 2 1

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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