

## 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

323 Melbourne Road Newport VIC 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,125,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,057,500

Property type

House

Suburb

Newport

Period-from

01 Jun 2019

to

31 May 2020

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 1/15 Bradley Street Newport VIC 3015  | \$1,160,000 | 04-Dec-19 |
| 153A Blackshaws Road Newport VIC 3015 | \$1,070,000 | 11-Mar-20 |
| 76A Graham Street Newport VIC 3015    | \$1,095,000 | 13-Mar-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: 01 June 2020



**1/15 Bradley Street Newport VIC 3015**

3 2 1

Sold Price **\$1,160,000** Sold Date **04-Dec-19**

Distance **1.21km**



**153A Blackshaws Road Newport VIC 3015**

4 4 2

Sold Price **\$1,070,000** Sold Date **11-Mar-20**

Distance **1.86km**



**76A Graham Street Newport VIC 3015**

4 3 1

Sold Price **\$1,095,000** Sold Date **13-Mar-20**

Distance **1.89km**

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

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