

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

492 MELBOURNE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$789,000

Property type

Unit

Suburb

Newport

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4/203 MASON STREET NEWPORT VIC 3015	\$770,000	12-Feb-22
4/119 BLACKSHAW'S ROAD NEWPORT VIC 3015	\$780,000	12-Nov-21
15/3 JOHNSTON STREET NEWPORT VIC 3015	\$700,000	19-Nov-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 02 March 2022


**4/203 MASON STREET NEWPORT
VIC 3015**
 2  1  1

Sold Price

^{RS} **\$770,000**

Sold Date

12-Feb-22

Distance

1.58km

**4/119 BLACKSHAW ROAD
NEWPORT VIC 3015**
 3  2  1

Sold Price

^{RS} **\$780,000**

Sold Date

12-Nov-21

Distance

0.93km

**15/3 JOHNSTON STREET
NEWPORT VIC 3015**
 2  1  1

Sold Price

^{RS} **\$700,000**

Sold Date

19-Nov-21

Distance

0.79km
RS = Recent sale

UN = Undisclosed Sale

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