

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

127/6 PAINE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Newport

Period-from

01 Aug 2023

to

31 Jul 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

4/124-136 MASON STREET NEWPORT VIC 3015	\$733,100	16-Jul-24
7 DEBORAH LANE NEWPORT VIC 3015	\$750,000	30-May-24
3/10 CLYDE STREET NEWPORT VIC 3015	\$737,000	27-Apr-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: 06 August 2024



**4/124-136 MASON STREET
NEWPORT VIC 3015**

2 2 1

Sold Price ^{RS} **\$733,100** ^{UN} Sold Date **16-Jul-24**

Distance **1.71km**



**7 DEBORAH LANE NEWPORT VIC
3015**

1 1 2

Sold Price **\$750,000** Sold Date **30-May-24**

Distance **1.05km**



**3/10 CLYDE STREET NEWPORT
VIC 3015**

3 1 1

Sold Price **\$737,000** Sold Date **27-Apr-24**

Distance **2.08km**

RS = Recent sale

UN = Undisclosed Sale

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