

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

3/24 Clyde 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,055,000

Property type

House

Suburb

Newport

Period-from

01 Feb 2020

to

31 Jan 2021

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

4/24 Clyde Street Newport VIC 3015	\$790,000	14-Jun-20
18 Shellard Street Newport VIC 3015	\$847,000	05-Oct-20
70 Junction Street Newport VIC 3015	\$888,000	01-Aug-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.~~

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4/24 Clyde Street Newport VIC 3015

Bed - Bath 2 Car 2

Sold Price **\$790,000** Sold Date **14-Jun-20**

Distance **0.01km**



18 Shellard Street Newport VIC 3015

Bed 2 Bath 1 Car 2

Sold Price **\$847,000** Sold Date **05-Oct-20**

Distance **0.64km**



70 Junction Street Newport VIC 3015

Bed 3 Bath 2 Car 3

Sold Price **\$888,000** Sold Date **01-Aug-20**

Distance **1.18km**

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

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