

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

2/58 Blenheim 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$788,000

Property type

Unit

Suburb

Newport

Period-from

01 Oct 2020

to

30 Sep 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

2/46 Blenheim Road Newport VIC 3015	\$837,500	03-Jul-21
40B Blenheim Road Newport VIC 3015	\$868,000	07-Jun-21
40A Blenheim Road Newport VIC 3015	\$865,000	21-Apr-21

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: 20 October 2021



2/46 Blenheim Road Newport VIC 3015

 3  2  2

Sold Price

\$837,500

Sold Date

03-Jul-21

Distance

0.12km



40B Blenheim Road Newport VIC 3015

 3  2  1

Sold Price

\$868,000

Sold Date

07-Jun-21

Distance

0.18km



40A Blenheim Road Newport VIC 3015

 3  2  1

Sold Price

\$865,000

Sold Date

21-Apr-21

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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