

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

81 Anderson 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

\$1,290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Newport

Period-from

01 Dec 2020

to

30 Nov 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

35 Agg Street Newport VIC 3015	\$1,270,000	09-Dec-21
64 Ford Street Newport VIC 3015	\$1,285,000	10-Dec-21
4 Speight Street Newport VIC 3015	\$1,175,000	21-Nov-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: 13 December 2021



35 Agg Street Newport VIC 3015

Sold Price

^{RS} **\$1,270,000**

Sold Date

09-Dec-21

2 1 1

Distance

0.27km



64 Ford Street Newport VIC 3015

Sold Price

^{RS} **\$1,285,000** ^{UN}

Sold Date

10-Dec-21

3 2 1

Distance

0.14km



4 Speight Street Newport VIC 3015

Sold Price

^{RS} **\$1,175,000**

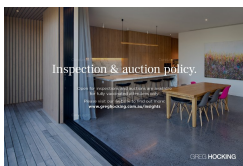
Sold Date

21-Nov-21

3 1 1

Distance

0.49km



12 Charlotte Street Newport VIC 3015

Sold Price

^{RS} **\$1,250,000**

Sold Date

20-Nov-21

3 1 4

Distance

0.97km



79 Ford Street Newport VIC 3015

Sold Price

^{RS} **\$1,345,000**

Sold Date

01-Oct-21

3 1 1

Distance

0.08km



19 Steele Street Newport VIC 3015

Sold Price

\$1,310,000

Sold Date

05-Oct-21

3 1 3

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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33 Milford Street Newport VIC 3015 Sold Price **\$1,265,000** Sold Date **02-Oct-21**
 Distance **0.34km**

3 1 2



17 Ford Street Newport VIC 3015 Sold Price **\$1,214,000** Sold Date **31-Jul-21**
 Distance **0.32km**

3 1 1



82A Alma Terrace Newport VIC 3015 Sold Price ^{RS} **\$1,220,000** Sold Date **27-Oct-21**
 Distance **1.41km**

3 1 -



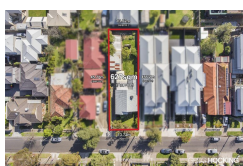
59 Hobson Street Newport VIC 3015 Sold Price **\$1,200,000** Sold Date **31-Jul-21**
 Distance **1.37km**

3 1 3



29 Ford Street Newport VIC 3015 Sold Price **\$1,354,000** Sold Date **14-Oct-21**
 Distance **0.27km**

3 1 1



5 Laurie Street Newport VIC 3015 Sold Price ^{RS} **\$1,315,000** Sold Date **02-Oct-21**
 Distance **0.39km**

3 2 4

RS = Recent sale UN = Undisclosed Sale

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