

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

5 Junction 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

\$110,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Newport

Period-from

01 May 2020

to

30 Apr 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

2/90 Elizabeth Street Newport VIC 3015	\$1,230,000	04-Mar-21
496 Melbourne Road Newport VIC 3015	\$1,135,000	14-Apr-21
79 Hobson Street Newport VIC 3015	\$1,125,000	20-May-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: 25 May 2021



2/90 Elizabeth Street Newport VIC 3015

Sold Price

\$1,230,000

Sold Date

04-Mar-21

4

2

2

Distance

0.25km



496 Melbourne Road Newport VIC 3015

Sold Price

^{RS} **\$1,135,000** ^{UN}

Sold Date

14-Apr-21

3

2

1

Distance

0.25km



79 Hobson Street Newport VIC 3015

Sold Price

^{RS} **\$1,125,000**

Sold Date

20-May-21

3

1

1

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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