

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

79 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Newport

Period-from

01 Jan 2021

to

31 Dec 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

23A MAY STREET ALTONA NORTH VIC 3025	\$700,000	06-Nov-21
134/6 PAINE STREET NEWPORT VIC 3015	\$725,000	07-Aug-21
4/4 TRUMAN STREET SOUTH KINGSVILLE VIC 3015	\$740,000	15-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 27 January 2022


**23A MAY STREET ALTONA NORTH
VIC 3025**

Sold Price

\$700,000

Sold Date

06-Nov-21


Distance

1.48km

**134/6 PAINE STREET NEWPORT
VIC 3015**

Sold Price

\$725,000

Sold Date

07-Aug-21


Distance

1.88km

**4/4 TRUMAN STREET SOUTH
KINGSVILLE VIC 3015**

Sold Price

\$740,000

Sold Date

15-Oct-21


Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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