



Biggin & Scott Altona North

Statement of Information:

3/42 Rosshire Road, Newport, VIC 3015

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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

3/42 Rosshire 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

&

\$850,000

Median sale price

Median price

\$1,069,000

Property type

House – 2 bdr

Suburb

Newport

Period - From

01/04/21

to

028/04/22

Source

Realestate.com.au

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 six 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
1 & 2/47 Elizabeth Street, Newport, Vic 3015	871,000	6/5/21
2/13 Farm Street, Newport, Vic 3015	912,000	22/1/21

This Statement of Information was prepared on: 02/05/2022