

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

2/38 MADDOX 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

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,500

Property type

Unit

Suburb

Newport

Period-from

01 Nov 2023

to

31 Oct 2024

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

| | | |
|-------------------------------------|-----------|-----------|
| 2/1 BASIL STREET NEWPORT VIC 3015 | \$930,000 | 24-Apr-24 |
| 1/144 WOODS STREET NEWPORT VIC 3015 | \$920,000 | 05-Jun-24 |
| 1/42 ROSSHIRE ROAD NEWPORT VIC 3015 | \$960,000 | 18-Mar-24 |

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: 29 November 2024

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2/1 BASIL STREET NEWPORT VIC 3015

Sold Price

\$930,000

Sold Date

24-Apr-24

 3  2  1

Distance

0.47km



1/144 WOODS STREET NEWPORT VIC 3015

Sold Price

\$920,000

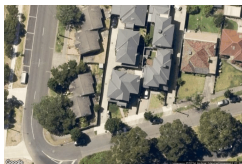
Sold Date

05-Jun-24

 3  2  2

Distance

0.14km



1/42 ROSSHIRE ROAD NEWPORT VIC 3015

Sold Price

\$960,000

Sold Date

18-Mar-24

 3  -  -

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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