

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

4 IRVING 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

\$1,380,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,287,500

Property type

House

Suburb

Newport

Period-from

01 Nov 2021

to

31 Oct 2022

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

16 ELIZA STREET NEWPORT VIC 3015	\$1,400,000	20-Sep-22
5 HOLLAND COURT NEWPORT VIC 3015	\$1,480,000	23-Jul-22
14 ELIZABETH STREET NEWPORT VIC 3015	\$1,490,000	14-May-22

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: 09 November 2022



16 ELIZA STREET NEWPORT VIC 3015

Sold Price

\$1,400,000

Sold Date

20-Sep-22

 3

 1

 1

Distance

0.2km



5 HOLLAND COURT NEWPORT VIC 3015

Sold Price

^{RS} **\$1,480,000**

Sold Date

23-Jul-22

 2

 1

 -

Distance

0.61km



14 ELIZABETH STREET NEWPORT VIC 3015

Sold Price

\$1,490,000

Sold Date

14-May-22

 3

 2

 1

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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