

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

86 WOODS 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Newport

Period-from

01 May 2021

to

30 Apr 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

81 WOODS STREET NEWPORT VIC 3015	\$981,100	12-Feb-22
10 MELROSE STREET NEWPORT VIC 3015	\$1,065,000	29-Mar-22
14 WOODS STREET NEWPORT VIC 3015	\$925,888	06-Nov-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: 16 May 2022

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81 WOODS STREET NEWPORT VIC 3015

Sold Price

\$981,100

Sold Date

12-Feb-22

2 1 2

Distance

-



10 MELROSE STREET NEWPORT VIC 3015

Sold Price

^{RS} **\$1,065,000**

Sold Date

29-Mar-22

3 1 1

Distance

-



14 WOODS STREET NEWPORT VIC 3015

Sold Price

\$925,888

Sold Date

06-Nov-21

3 1 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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