

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

76 Woods Street, Newport Vic 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$910,000

&

\$1,000,000

Median sale price

Median price

\$1,175,000

Property Type

House

Suburb

Newport

Period - From

12/09/2023

to

11/09/2024

Source

REIV

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	164 Mason St NEWPORT 3015	\$1,260,000	31/07/2024
2	5 Charlotte St NEWPORT 3015	\$1,170,000	26/05/2024
3	15 Holloway St NEWPORT 3015	\$995,000	23/03/2024

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 six months.~~

This Statement of Information was prepared on:

12/09/2024 09:18


Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$910,000 - \$1,000,000

Median House Price

12/09/2023 - 11/09/2024: \$1,175,000

Comparable Properties


164 Mason St NEWPORT 3015 (REI)

Agent Comments


Price: \$1,260,000

Method: Sold Before Auction

Date: 31/07/2024

Property Type: House (Res)

Land Size: 650 sqm approx

5 Charlotte St NEWPORT 3015 (VG)

Agent Comments


Price: \$1,170,000

Method: Sale

Date: 26/05/2024

Property Type: Development Site (Res)

Land Size: 585 sqm approx

15 Holloway St NEWPORT 3015 (REI/VG)

Agent Comments


Price: \$995,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 284 sqm approx