

# 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 Brown Street, Newport Vic 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$1,125,000 Property Type House Suburb Newport

Period - From 01/07/2024 to 30/09/2024 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	87 Wilkins St NEWPORT 3015	\$825,000	23/08/2024
2	14 Paine St NEWPORT 3015	\$1,085,000	23/08/2024
3	2 Susman St NEWPORT 3015	\$845,000	26/07/2024

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: 13 November 2024

2 Brown Street, Newport Vic 3015

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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 343 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
September quarter 2024: \$1,125,000

## Comparable Properties



**87 Wilkins St NEWPORT 3015 (REI)**

**Agent Comments**

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**Price:** \$825,000  
**Method:** Sold Before Auction  
**Date:** 23/08/2024  
**Property Type:** House (Res)



**14 Paine St NEWPORT 3015 (REI)**

**Agent Comments**

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**Price:** \$1,085,000  
**Method:** Private Sale  
**Date:** 23/08/2024  
**Property Type:** House (Res)



**2 Susman St NEWPORT 3015 (REI)**

**Agent Comments**

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**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 26/07/2024  
**Property Type:** House  
**Land Size:** 314 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



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