

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

353 Douglas Parade, Newport Vic 3015

Indicative selling price

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

Range between

\$650,000

&

\$690,000

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	6 Swan Ct NEWPORT 3015	\$1,000,000	05/08/2024
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:

14/01/2025 18:14

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Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$858,000
Median House Price
September quarter 2024: \$1,125,000

Comparable Properties



87 Wilkins St NEWPORT 3015 (REI/VG)

Agent Comments



Price: \$825,000
Method: Sold Before Auction
Date: 23/08/2024
Property Type: House (Res)
Land Size: 227 sqm approx

6 Swan Ct NEWPORT 3015 (VG)

Agent Comments



Price: \$1,000,000
Method: Sale
Date: 05/08/2024
Property Type: House (Res)
Land Size: 334 sqm approx



2 Susman St NEWPORT 3015 (REI/VG)

Agent Comments



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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