

## 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

9/30 Blenheim Road Newport VIC 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$640,000

— or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$789,000

Property type

Unit

Suburb

Newport

Period-from

01 Jun 2020

to

31 May 2021

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

3/3 Railway Parade Newport VIC 3015	\$660,000	23-Apr-21
3/36 Valerian Avenue Altona North VIC 3025	\$680,000	24-Feb-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: 19th July 2021

**3/3 Railway Parade Newport VIC 3015**

Sold Price

**\$660,000**

Sold Date

**23-Apr-21** 2  2  1

Distance

**0.77km****3/36 Valerian Avenue Altona North VIC 3025**

Sold Price

**\$680,000**

Sold Date

**24-Feb-21** 2  2  1

Distance

**2.24km**

RS = Recent sale

UN = Undisclosed Sale

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