

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

4/59-61 Elizabeth 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,750

Property type

Unit

Suburb

Newport

Period-from

01 Apr 2020

to

31 Mar 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

5 Kingham Street Newport VIC 3015	\$770,000	13-Feb-21
2/171 Mason Street Newport VIC 3015	\$715,000	06-Nov-20
2/19 Basil Street Newport VIC 3015	\$725,000	20-Jan-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: 19 April 2021



5 Kingham Street Newport VIC 3015

3 2 2

Sold Price **\$770,000** Sold Date **13-Feb-21**

Distance **0.55km**



2/171 Mason Street Newport VIC 3015

1 1 1

Sold Price **\$715,000** Sold Date **06-Nov-20**

Distance **0.92km**

Notes from your agent

This is a 3 bedroom and one bathroom.



2/19 Basil Street Newport VIC 3015

2 2 1

Sold Price **\$725,000** Sold Date **20-Jan-21**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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