

## 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

7 Durkin Street 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

or range  
between

\$1,600,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,057,500

Property type

House

Suburb

Newport

Period-from

01 May 2019

to

30 Apr 2020

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

75 Woods Street Newport VIC 3015	\$1,850,000	12-Nov-19
5 Irving Street Newport VIC 3015	\$1,550,000	16-Sep-19

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: 21 May 2020



75 Woods Street Newport VIC 3015 Sold Price **\$1,850,000** Sold Date **12-Nov-19**

4 3 1

Distance **0.59km**



5 Irving Street Newport VIC 3015 Sold Price **\$1,550,000** Sold Date **16-Sep-19**

4 2 1

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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