

## 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

13 Shellard 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

\$820,000

&

\$880,000

### 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

1/227 Woods Street Newport VIC 3015	\$850,000	27-Mar-21
4/59-61 Elizabeth Street Newport VIC 3015	\$820,000	01-May-21
18 Milford Street Newport VIC 3015	\$925,000	20-May-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.~~

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**1/227 Woods Street Newport VIC 3015**

3 2 2

Sold Price

**\$850,000**

Sold Date

**27-Mar-21**

Distance

**0.86km**



**4/59-61 Elizabeth Street Newport VIC 3015**

3 1 2

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**01-May-21**

Distance

**0.97km**



**18 Milford Street Newport VIC 3015**

2 1 1

Sold Price

<sup>RS</sup> **\$925,000**

Sold Date

**20-May-21**

Distance

**1.39km**

RS = Recent sale

UN = Undisclosed Sale

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