

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

1/36 ROSSHIRE ROAD 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Newport

Period-from

01 Sep 2022

to

31 Aug 2023

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

55 SIXTH AVENUE ALTONA NORTH VIC 3025	\$695,000	29-Nov-22
1/386 BLACKSHAW ROAD ALTONA NORTH VIC 3025	\$695,000	15-Oct-22
13/7-9 PARK CRESCENT WILLIAMSTOWN NORTH VIC 3016	\$683,000	09-May-23

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: 12 September 2023

**55 SIXTH AVENUE ALTONA
NORTH VIC 3025**3  1  1 Sold Price **\$695,000** Sold Date **29-Nov-22**Distance **1.61km****1/386 BLACKSHAWS ROAD
ALTONA NORTH VIC 3025**3  1  1 Sold Price Sold Date **15-Oct-22**Distance **2.46km****13/7-9 PARK CRESCENT
WILLIAMSTOWN NORTH VIC 3016**2  1  1 Sold Price **\$683,000** Sold Date **09-May-23**Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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