

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

167a Blackshaws Road, Newport Vic 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,262,500 Property Type House Suburb Newport

Period - From 01/07/2023 to 30/09/2023 Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

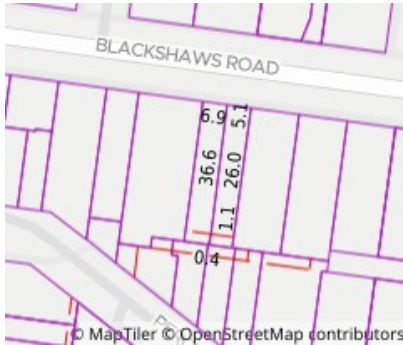
	Address of comparable property	Price	Date of sale
1	1 Valencia St ALTONA NORTH 3025	\$1,070,000	29/07/2023
2	12c Muir St SPOTSWOOD 3015	\$1,055,000	04/08/2023
3	2/145 Blackshaws Rd NEWPORT 3015	\$980,000	09/08/2023

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 six months.~~

This Statement of Information was prepared on:

23/10/2023 12:39



Property Type: House (Res)

Land Size: 281 sqm approx

Agent Comments

Comparable Properties



1 Valencia St ALTONA NORTH 3025 (REI/VG)

Agent Comments



Price: \$1,070,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Res)

Land Size: 198 sqm approx



12c Muir St SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$1,055,000

Method: Sold Before Auction

Date: 04/08/2023

Property Type: House (Res)



2/145 Blackshaws Rd NEWPORT 3015 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 09/08/2023

Property Type: Townhouse (Single)