

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

2/36 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,500

Property type

Unit

Suburb

Newport

Period-from

01 Oct 2022

to

30 Sep 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

1/28 PEEL STREET NEWPORT VIC 3015	\$670,000	04-Sep-23
3/58 BLENHEIM ROAD NEWPORT VIC 3015	\$645,000	04-Nov-22
5/49 CHALLIS STREET NEWPORT VIC 3015	\$620,000	09-Feb-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: 19 October 2023

**1/28 PEEL STREET NEWPORT VIC 3015**2  1  1 

Sold Price

^{RS} **\$670,000** Sold Date **04-Sep-23**Distance **2.41km****3/58 BLENHEIM ROAD NEWPORT VIC 3015**2  1  1 

Sold Price

\$645,000 Sold Date **04-Nov-22**Distance **0.6km****5/49 CHALLIS STREET NEWPORT VIC 3015**2  1  1 

Sold Price

\$620,000 Sold Date **09-Feb-23**Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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