

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

2/81 CHALLIS STREET 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Newport

Period-from

01 Jul 2022

to

30 Jun 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

3/9 PRENTICE STREET ALTONA NORTH VIC 3025	\$535,000	24-Jun-23
2/116-118 BLACKSHAW ROAD SOUTH KINGSVILLE VIC 3015	\$515,000	21-Jul-22
2/9 CULLEN COURT SPOTSWOOD VIC 3015	\$530,000	23-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: 20 July 2023


**3/9 PRENTICE STREET ALTONA
NORTH VIC 3025**
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Sold Price

RS

\$535,000

Sold Date

24-Jun-23

Distance

0.9km

**2/116-118 BLACKSHAW ROAD
SOUTH KINGSVILLE VIC 3015**
 2  1  1

Sold Price

\$515,000

Sold Date

21-Jul-22

Distance

1.02km

**2/9 CULLEN COURT SPOTSWOOD
VIC 3015**
 2  1  1

Sold Price

\$530,000

Sold Date

23-May-23

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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