

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

239 DOUGLAS PARADE 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Newport

Period-from

01 Jan 2023

to

31 Dec 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

5 NEUMAYER PLACE NEWPORT VIC 3015	\$1,665,000	06-Sep-23
27 ANN STREET WILLIAMSTOWN VIC 3016	\$1,530,000	21-Nov-23
17 RIFLE RANGE DRIVE WILLIAMSTOWN VIC 3016	\$1,452,000	05-Dec-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: 23 January 2024



**5 NEUMAYER PLACE NEWPORT
VIC 3015**

5 4 2

Sold Price **\$1,665,000** Sold Date **06-Sep-23**

Distance **0.71km**



**27 ANN STREET WILLIAMSTOWN
VIC 3016**

3 2 1

Sold Price ^{RS} **\$1,530,000** Sold Date **21-Nov-23**

Distance **2.26km**



**17 RIFLE RANGE DRIVE
WILLIAMSTOWN VIC 3016**

3 2 2

Sold Price ^{RS} **\$1,452,000** Sold Date **05-Dec-23**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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