

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

4/66 BLENHEIM 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

\$900,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Newport

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/15 CARMEN STREET NEWPORT VIC 3015	\$991,000	03-Feb-24
21 KINGHAM STREET NEWPORT VIC 3015	\$890,000	10-Nov-23
15 SHELLARD STREET NEWPORT VIC 3015	\$1,020,000	18-Feb-24

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: 10 April 2024



**1/15 CARMEN STREET NEWPORT
VIC 3015**

4 2 1

Sold Price

\$991,000

Sold Date **03-Feb-24**

Distance **0.21km**



**21 KINGHAM STREET NEWPORT
VIC 3015**

3 2 1

Sold Price

^{RS} **\$890,000**

Sold Date **10-Nov-23**

Distance **1km**



**15 SHELLARD STREET NEWPORT
VIC 3015**

3 2 1

Sold Price

^{RS} **\$1,020,000**

Sold Date **18-Feb-24**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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