

## 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

50/124-136 MASON STREET NEWPORT VIC 3015

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Newport

Period-from

01 Aug 2022

to

31 Jul 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

2/40 ROSSHIRE ROAD NEWPORT VIC 3015	\$852,000	08-Jul-23
3 FITTIS STREET NEWPORT VIC 3015	\$820,000	25-May-23
2/28 MADDOX ROAD NEWPORT VIC 3015	\$850,000	08-Apr-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: 02 August 2023



**2/40 ROSSHIRE ROAD NEWPORT  
VIC 3015**

 3  2  2

Sold Price

<sup>RS</sup>

**\$852,000**

Sold Date

**08-Jul-23**

Distance

**1.11km**



**3 FITTIS STREET NEWPORT VIC  
3015**

 3  2  2

Sold Price

<sup>RS</sup>

**\$820,000**

Sold Date

**25-May-23**

Distance

**0.71km**



**2/28 MADDOX ROAD NEWPORT  
VIC 3015**

 3  2  1

Sold Price

**\$850,000**

Sold Date

**08-Apr-23**

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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