

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

6/114 MASON 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Newport

Period-from

01 Jun 2023

to

31 May 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

1/40 WATT STREET SOUTH KINGSVILLE VIC 3015	\$490,000	20-Jun-23
1/28 WINDSOR CRESCENT ALTONA NORTH VIC 3025	\$490,000	27-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: 06 June 2024



**1/40 WATT STREET SOUTH
KINGSVILLE VIC 3015**

2 1 1

Sold Price **\$490,000** Sold Date **20-Jun-23**

Distance **1.17km**



**1/28 WINDSOR CRESCENT
ALTONA NORTH VIC 3025**

2 1 1

Sold Price Sold Date **27-Feb-24**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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