

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

6/30 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$804,000

Property type

Unit

Suburb

Newport

Period-from

01 Feb 2023

to

31 Jan 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

3/30 BRADLEY STREET NEWPORT VIC 3015	\$574,000	20-Sep-23
2/30 BLENHEIM ROAD NEWPORT VIC 3015	\$605,000	15-Aug-23
8/30 BLENHEIM ROAD NEWPORT VIC 3015	\$612,000	26-Sep-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 February 2024


**3/30 BRADLEY STREET NEWPORT
VIC 3015**
 2
  1
  2

Sold Price

\$574,000

Sold Date

20-Sep-23

Distance

0.79km

**2/30 BLENHEIM ROAD NEWPORT
VIC 3015**
 2
  1
  -

Sold Price

\$605,000

Sold Date

15-Aug-23

Distance

0.03km

**8/30 BLENHEIM ROAD NEWPORT
VIC 3015**
 2
  1
  1

Sold Price

\$612,000

Sold Date

26-Sep-23

Distance

0.02km
RS = Recent sale

UN = Undisclosed Sale

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