

## 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

62 GORDON 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Newport

Period-from

01 Jul 2022

to

30 Jun 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

|                                     |         |           |
|-------------------------------------|---------|-----------|
| 18 PERCY STREET NEWPORT VIC 3015    | 1300000 | 17-Jun-23 |
| 47 JUNCTION STREET NEWPORT VIC 3015 | 1260000 | 15-Apr-23 |
| 78 OXFORD STREET NEWPORT VIC 3015   | 1265000 | 12-May-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: 28 July 2023

**18 PERCY STREET NEWPORT VIC 3015**3  1  4 

Sold Price

<sup>RS</sup> **1300000**

Sold Date

**17-Jun-23**

Distance

**0.45km****47 JUNCTION STREET NEWPORT VIC 3015**3  1  2 

Sold Price

<sup>RS</sup> **1260000**

Sold Date

**15-Apr-23**

Distance

**0.9km****78 OXFORD STREET NEWPORT VIC 3015**3  1  2 

Sold Price

**1265000**

Sold Date

**12-May-23**

Distance

**0.86km****RS** = Recent sale**UN** = Undisclosed Sale

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