

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

8 OBERON WAY 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

\$1,575,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,275,000

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

1 JAMES DEANE PLACE NEWPORT VIC 3015	\$1,745,000	13-Feb-23
178 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	\$1,700,000	09-Jun-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: 05 July 2023



**1 JAMES DEANE PLACE NEWPORT
VIC 3015**

 3  2  2

Sold Price

\$1,745,000

Sold Date

13-Feb-23

Distance

0.04km



**178 MELBOURNE ROAD
WILLIAMSTOWN VIC 3016**

 3  2  2

Sold Price

^{RS} **\$1,700,000**

Sold Date

09-Jun-23

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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