

## 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

81 ALMA TERRACE 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

\$1,247,500

Property type

House

Suburb

Newport

Period-from

01 Oct 2022

to

30 Sep 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

79 OAKBANK STREET NEWPORT VIC 3015	\$1,275,000	20-May-23
8 BROWN STREET NEWPORT VIC 3015	\$1,300,000	16-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: 24 October 2023



**79 OAKBANK STREET NEWPORT  
VIC 3015**

3 1 -

Sold Price

**\$1,275,000**

Sold Date **20-May-23**

Distance

**0.11km**



**8 BROWN STREET NEWPORT VIC  
3015**

4 1 -

Sold Price

**\$1,300,000**

Sold Date **16-Jun-23**

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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