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	2 PERCY 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	$1,225,000	&	$1,285,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,240,000	Property type	House	Suburb	Newport
Period-from	01 Jul 2023	to	30 Jun 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
7 GRAHAM STREET NEWPORT VIC 3015	$1,250,000	05-Feb-24
92 FARM STREET NEWPORT VIC 3015	$1,240,000	22-May-24
11 HOLLOWAY STREET NEWPORT VIC 3015	$1,250,000	10-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: 23 July 2024

OBrien Real Estate

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7 GRAHAM STREET NEWPORT VIC 3015

3 1 1

Sold Price **$1,250,000** Sold Date **05-Feb-24**

Distance **0.83km**



92 FARM STREET NEWPORT VIC 3015

3 1 -

Sold Price RS **$1,240,000** Sold Date **22-May-24**

Distance **1.2km**



11 HOLLOWAY STREET NEWPORT VIC 3015

4 2 -

Sold Price **$1,250,000** Sold Date **10-Feb-24**

Distance **1.51km**

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

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