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	5/63 ELIZABETH 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$827,500	Property type	Unit	Suburb	Newport
Period-from	01 Oct 2023	to	30 Sep 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
1/7 KERNOT STREET SPOTSWOOD VIC 3015	520000	23-Apr-24
1/9 CULLEN COURT SPOTSWOOD VIC 3015	536000	17-Jul-24
4/81 KERNOT STREET SOUTH KINGSVILLE VIC 3015	535000	11-Sep-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: 03 October 2024

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1/7 KERNOT STREET SPOTSWOOD VIC 3015

2 1 1

Sold Price **520000** Sold Date **23-Apr-24**

Distance **1.18km**



1/9 CULLEN COURT SPOTSWOOD VIC 3015

2 1 1

Sold Price **536000** Sold Date **17-Jul-24**

Distance **1.25km**



4/81 KERNOT STREET SOUTH KINGSVILLE VIC 3015

2 1 1

Sold Price RS **535000** Sold Date **11-Sep-24**

Distance **0.68km**

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

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