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	4/75 Elizabeth Street, Newport Vic 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $950,000 & $1,045,000

Median sale price

Median price $972,500 Property Type Townhouse Suburb Newport

Period - From 18/10/2023 to 17/10/2024 Source REIV

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 six 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	6 Britt Ct NEWPORT 3015	$990,000	16/10/2024
2	64 Saltley St SOUTH KINGSVILLE 3015	$1,150,000	23/09/2024
3	1/75 Elizabeth St NEWPORT 3015	$1,130,000	12/07/2024

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 six months.~~

This Statement of Information was prepared on: 18/10/2024 08:57

Nelson Alexander



3 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median Townhouse Price
18/10/2023 - 17/10/2024: $972,500

Comparable Properties



6 Britt Ct NEWPORT 3015 (REI)

3 2 2

Price: $990,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Townhouse (Single)

Agent Comments



64 Saltley St SOUTH KINGSVILLE 3015 (REI)

4 3 2

Price: $1,150,000
Method: Private Sale
Date: 23/09/2024
Property Type: Townhouse (Single)
Land Size: 273 sqm approx

Agent Comments



1/75 Elizabeth St NEWPORT 3015 (REI)

4 3 2

Price: $1,130,000
Method: Sold Before Auction
Date: 12/07/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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