

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

36 Duke Street, Newington Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$805,000

### Median sale price

Median price \$665,000 Property Type House Suburb Newington

Period - From 01/04/2021 to 31/03/2022 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	1 Malakoff St NEWINGTON 3350	\$845,000	11/03/2021
2	13 Nightingale St NEWINGTON 3350	\$820,000	15/12/2020
3	5 Murray St NEWINGTON 3350	\$799,000	08/02/2021

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

14/06/2022 09:09

36 Duke Street, Newington Vic 3350



3 1 3

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 517 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$805,000  
**Median House Price**  
Year ending March 2022: \$665,000

## Comparable Properties



**1 Malakoff St NEWINGTON 3350 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 11/03/2021  
**Property Type:** House  
**Land Size:** 409 sqm approx



**13 Nightingale St NEWINGTON 3350 (VG)**

**Agent Comments**

4 - -

**Price:** \$820,000  
**Method:** Sale  
**Date:** 15/12/2020  
**Property Type:** House (Res)  
**Land Size:** 296 sqm approx



**5 Murray St NEWINGTON 3350 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$799,000  
**Method:** Private Sale  
**Date:** 08/02/2021  
**Property Type:** House (Res)  
**Land Size:** 568 sqm approx

**Account - Wilson Estate Agents** | P: 03 5333 4797 | F: 03 5333 4798



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