## Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 22 Alfred Street South, Newington Vic 3350

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,825,000		&		\$1,925,000			
Median sale p	rice							
Median price	\$664,000	Pro	operty Type	Hou	se		Suburb	Newington
Period - From	29/10/2023	to	28/10/2024	-	So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Tennis St LAKE WENDOUREE 3350	\$1,825,000	06/07/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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 eighteen months.

This Statement of Information was prepared on:

29/10/2024 09:44









Property Type: House Land Size: 699 sqm approx Agent Comments Indicative Selling Price \$1,825,000 - \$1,925,000 Median House Price 29/10/2023 - 28/10/2024: \$664,000

# **Comparable Properties**

## 7 Tennis St LAKE WENDOUREE 3350 (REI/VG) Agent Comments



Price: \$1,825,000 Method: Private Sale Date: 06/07/2023 Property Type: House (Res) Land Size: 510 sqm approx

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 eighteen months.

#### Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

propertydata



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