

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 and
postcode

34 DUKE STREET NEWINGTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Newington

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

12 SMITH STREET NEWINGTON VIC 3350	\$558,000	31-Jul-23
311 TALBOT STREET SOUTH BALLARAT CENTRAL VIC 3350	\$570,000	17-Feb-23
32 NORFOLK AVENUE LAKE GARDENS VIC 3355	\$592,000	01-Nov-23

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: 13 November 2023



12 SMITH STREET NEWINGTON VIC 3350

Sold Price

\$558,000

Sold Date

31-Jul-23

 2

 1

 1

Distance

0.33km



311 TALBOT STREET SOUTH BALLARAT CENTRAL VIC 3350

Sold Price

\$570,000

Sold Date

17-Feb-23

 2

 2

 2

Distance

0.99km



32 NORFOLK AVENUE LAKE GARDENS VIC 3355

Sold Price

^{RS} **\$592,000**

Sold Date

01-Nov-23

 2

 2

 1

Distance

2.58km

RS = Recent sale

UN = Undisclosed Sale

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