

## 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

40 Salisbury Avenue, 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 \$425,000

&amp;

\$455,000

**Median sale price**

Median price \$393,750 House ☒ Unit ☐ Suburb or locality Newington

Period - From 01/07/2016

to

30/06/2017

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 eighteen 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 Waller Av NEWINGTON 3350	\$442,500	27/05/2017
2	4 Stewart St NEWINGTON 3350	\$415,000	14/03/2017
3	29 Waller Av NEWINGTON 3350	\$380,000	08/10/2016

**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 eighteen months.



3   
 1   
 2

**Rooms:** 5**Property Type:** House (Previously Occupied - Detached)**Land Size:** 901 sqm approx

Agent Comments

This striking property is located in a quiet street, in one of Ballarats most desired locations. Within walking distance, (approx 1.4km) to many wonderful schools, Lake Wendouree, Victoria Park and Pleasant Park shopping centre. Extending off the central hallway the spacious formal lounge and all three bedrooms have been impeccably renovated with amazing style! With a stylish colour scheme, floor to ceiling built in robes, quality carpets and beautiful window furnishings. The study, bathroom, kitchen, laundry and separate toilet are in very good original condition.

## Comparable Properties

**6 Waller Av NEWINGTON 3350 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$442,500**Method:** Auction Sale**Date:** 27/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 738 sqm approx**4 Stewart St NEWINGTON 3350 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$415,000**Method:** Private Sale**Date:** 14/03/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 400 sqm approx**29 Waller Av NEWINGTON 3350 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$380,000**Method:** Auction Sale**Date:** 08/10/2016**Rooms:** 4**Property Type:** House (Res)**Land Size:** 782 sqm approx