

# 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

6a Waller Avenue, Newington Vic 3350

### Indicative selling price

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

Range between \$299,000

&

\$328,000

### Median sale price

Median price \$408,000

Property Type Unit

Suburb Newington

Period - From 01/03/2023

to

29/02/2024

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	3/403 Rubicon St SEBASTOPOL 3356	\$325,000	21/11/2023
2	820 Laurie St MOUNT PLEASANT 3350	\$320,000	17/11/2023
3	5/6 Alexandra St SEBASTOPOL 3356	\$310,000	06/12/2023

**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:

01/03/2024 15:55



 1    1    1

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$299,000 - \$328,000

**Median Unit Price**

01/03/2023 - 29/02/2024: \$408,000

## Comparable Properties



**3/403 Rubicon St SEBASTOPOL 3356 (REI/VG)** **Agent Comments**

 2    1    1

**Price:** \$325,000

**Method:** Private Sale

**Date:** 21/11/2023

**Property Type:** Unit

**Land Size:** 170 sqm approx

**820 Laurie St MOUNT PLEASANT 3350 (VG)** **Agent Comments**

 2    -    -

**Price:** \$320,000

**Method:** Sale

**Date:** 17/11/2023

**Property Type:** House (Res)

**Land Size:** 546 sqm approx



**5/6 Alexandra St SEBASTOPOL 3356 (REI/VG)** **Agent Comments**

 2    1    1

**Price:** \$310,000

**Method:** Private Sale

**Date:** 06/12/2023

**Property Type:** House

**Land Size:** 187 sqm approx