

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

6 Alfred Street South, Newington Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,125,000

&

\$1,195,000

Median sale price

Median price \$459,000

House

X

Unit

Suburb or locality

Newington

Period - From 01/10/2017

to

30/09/2018

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	13 St Leger CI NEWINGTON 3350	\$1,315,000	17/02/2018
2	11 St Leger CI NEWINGTON 3350	\$1,110,000	01/09/2017
3	12 St Leger CI NEWINGTON 3350	\$950,000	21/09/2018

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.



4 2.5 3

Rooms: 6

Property Type: Unit

Agent Comments

This impeccably presented home has been designed with considerable thought and is in a location second to none. The heart of the home is the stunning north facing open plan living, dining and kitchen which open to the well shaded and incredibly private wisteria draped alfresco entertaining area and lush garden surrounds. The formal living and dining creates a well zoned 'adult space' and a 4.12 x 12.5m loft style multi-purpose rumpus room is an extended living area perfect for teenagers.

Comparable Properties



13 St Leger CI NEWINGTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$1,315,000

Method: Private Sale

Date: 17/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 719 sqm approx



11 St Leger CI NEWINGTON 3350 (REI/VG)

Agent Comments

4 2 3

Price: \$1,110,000

Method: Private Sale

Date: 01/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 881 sqm approx



12 St Leger CI NEWINGTON 3350 (REI)

Agent Comments

4 2 2

Price: \$950,000

Method: Private Sale

Date: 21/09/2018

Rooms: 5

Property Type: House

Land Size: 700 sqm approx