

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

4 Inkerman Street, Newington Vic 3350

Indicative selling price

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

Range between \$365,000

&

\$390,000

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	311 Ascot St.S BALLARAT CENTRAL 3350	\$395,000	20/10/2018
2	323 Drummond St.S BALLARAT CENTRAL 3350	\$395,000	15/09/2018
3	24 Talbot St.S BALLARAT CENTRAL 3350	\$351,000	03/10/2018

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.



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Rooms: 5**Property Type:** House (Previously Occupied - Detached)**Land Size:** 170 sqm approx

Agent Comments

Superbly located in the heart of Newington, only moments from Sturt Street, Victoria Park, Lake Wendouree and some of Ballarat's finest schools, this townhouse offers great inner city living. With three comfortable bedrooms, central bathroom, separate living and dining, neat and tidy kitchen with dishwasher, laundry and ample under stair storage. Sliding doors provide access to the low under cover alfresco which could also be utilised as a single carport. Additional features include central heating, R/C to master, new floor coverings and window furnishings throughout.

Comparable Properties



311 Ascot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

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Price: \$395,000**Method:** Auction Sale**Date:** 20/10/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 624 sqm approx

323 Drummond St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

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Price: \$395,000**Method:** Auction Sale**Date:** 15/09/2018**Rooms:** -**Property Type:** House**Land Size:** 514 sqm approx

24 Talbot St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

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Price: \$351,000**Method:** Private Sale**Date:** 03/10/2018**Rooms:** -**Property Type:** House