

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

18 Nightingale Street, Newington Vic 3350

Indicative selling price

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

Range between

\$640,000

&

\$660,000

Median sale price

Median price

\$625,000

Property Type

House

Suburb

Newington

Period - From

25/11/2019

to

24/11/2020

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 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
1	310a Errard St.S BALLARAT CENTRAL 3350	\$655,000	27/01/2020
2	108 Ripon St.S BALLARAT CENTRAL 3350	\$655,000	17/07/2019
3	1108 Dana St BALLARAT CENTRAL 3350	\$645,000	22/07/2019

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:

25/11/2020 13:20



Property Type: House

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



310a Errard St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$655,000

Method: Private Sale

Date: 27/01/2020

Property Type: House

Land Size: 668 sqm approx



108 Ripon St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$655,000

Method: Private Sale

Date: 17/07/2019

Property Type: House (Res)

Land Size: 357 sqm approx



1108 Dana St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$645,000

Method: Sold Before Auction

Date: 22/07/2019

Property Type: House (Res)

Land Size: 390 sqm approx