

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

13 St Leger Close, Newington Vic 3350

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$425,000

House

X

Unit

Suburb or locality

Newington

Period - From 01/01/2017

to

31/12/2017

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	18 Victoria Av LAKE WENDOUREE 3350	\$1,400,000	14/12/2017
2	28 Alfred St.S NEWINGTON 3350	\$1,210,000	21/02/2017
3	11 St Leger CI NEWINGTON 3350	\$1,110,000	01/09/2017

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 2

Rooms: 6**Property Type:** House (New - Detached)**Land Size:** 719 sqm approx

Agent Comments

This exceptional two-storey family home reveals some spectacular surprises. Perfectly harmonised, the striking entrance features soft timber floors and feature metal balustrading to the suspended staircase and creates a memorable impression. Clean precise lines define the zoned living and entertaining areas which include formal sitting room with solid fuel fire place, huge formal dining which overlooks a night lit gas and solar heated pool and spa, perfect for indoor/outdoor relaxation with family and friends.

Comparable Properties



18 Victoria Av LAKE WENDOUREE 3350 (REI) Agent Comments

4 1 1

Price: \$1,400,000**Method:** Private Sale**Date:** 14/12/2017**Rooms:** -**Property Type:** House (Res)

28 Alfred St.S NEWINGTON 3350 (REI) Agent Comments

4 3 2

Price: \$1,210,000**Method:** Private Sale**Date:** 21/02/2017**Rooms:** 7**Property Type:** House (Res)

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