

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

19 Muir Crescent, Newington Vic 3350

Indicative selling price

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

Range between \$445,000

&

\$465,000

Median sale price

Median price \$466,000

House

X

Unit

Suburb or locality

Newington

Period - From 01/04/2018

to

31/03/2019

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	9 Muir Cr NEWINGTON 3350	\$463,000	12/11/2018
2	8 Muir Cr NEWINGTON 3350	\$453,000	14/08/2018
3	405 Russell St NEWINGTON 3350	\$447,000	13/09/2018

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.

Rebecca Stepnell

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Indicative Selling Price

\$445,000 - \$465,000

Median House Price

Year ending March 2019: \$466,000



3 1 2

Rooms:**Property Type:** House**Land Size:** 640 sqm approx

Agent Comments

This wonderful property is ideally located in one of Ballarats most desired locations, a quiet street in the college precinct, with excellent access to Victoria Park and Lake Wendouree. This charming brick veneer boasts timeless preserved character. Set on approximately 640m2, with an impressive frontage and lovely façade, this property is as neat a pin and ready to occupy or potentially renovate and add your own style.

Comparable Properties

**9 Muir Cr NEWINGTON 3350 (REI/VG)**

Agent Comments

3 1 1

Price: \$463,000**Method:** Private Sale**Date:** 12/11/2018**Rooms:** -**Property Type:** House**Land Size:** 646 sqm approx**8 Muir Cr NEWINGTON 3350 (REI/VG)**

Agent Comments

3 1 -

Price: \$453,000**Method:** Private Sale**Date:** 14/08/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 796 sqm approx**405 Russell St NEWINGTON 3350 (REI/VG)**

Agent Comments

3 1 1

Price: \$447,000**Method:** Private Sale**Date:** 13/09/2018**Rooms:** -**Property Type:** House**Land Size:** 669 sqm approx