

Rebecca Stepnell 5329 2500 0423 050 864 rstepnell@hockingstuart.com.au

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 andpostcode | | | | | | |

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 | Hou | ise 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.

| Add | dress 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.

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Indicative Selling Price \$445,000 - \$465,000 **Median House Price** Year ending March 2019: \$466,000





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)





Price: \$463,000 Method: Private Sale Date: 12/11/2018

Rooms: -

Property Type: House Land Size: 646 sqm approx

Agent Comments

Agent Comments



8 Muir Cr NEWINGTON 3350 (REI/VG)







Price: \$453,000 Method: Private Sale Date: 14/08/2018

Rooms: -

Property Type: House (Res) Land Size: 796 sqm approx











Price: \$447,000 Method: Private Sale **Date:** 13/09/2018

Rooms: -

Property Type: House Land Size: 669 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments