

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

15 Queen Victoria Street, Newington, VIC 3350

### Indicative selling price

Single Price or Range between

\$575,000 - \$615,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price

\$473,000

Property Type

House

Suburb

NEWINGTON

Period From

04/06/2018

Period To

04/12/2019

Source

Core Logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**320 ASCOT STREET SOUTH  
BALLARAT CENTRAL**

3 1 2

Price \$28,750

Date of Sale 04/02/1981

Land 633 sqm



**320 RIPON STREET SOUTH  
BALLARAT CENTRAL**

3 1 1

Price \$576,000

Date of Sale 17/04/2019

Land 412 sqm



**306 TALBOT STREET SOUTH  
BALLARAT CENTRAL**

4 3 2

Price \$610,000

Date of Sale 14/12/2018

Land 556 sqm