

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3 Stewart Street, Newington Vic 3350

Indicative selling price

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

Range between \$415,000

&

\$445,000

Median sale price

Median price \$592,750

Property Type House

Suburb Newington

Period - From 11/09/2018

to

10/09/2019

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 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	36 Inkerman St NEWINGTON 3350	\$420,000	10/03/2019
2	206 Pleasant St.S NEWINGTON 3350	\$412,000	24/06/2019
3	4 Collard St NEWINGTON 3350	\$400,000	18/04/2018

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019

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Indicative Selling Price

\$415,000 - \$445,000

Median House Price

11/09/2018 - 10/09/2019: \$592,750



2 2 1

Property Type: House (Res)**Land Size:** 558 sqm approx

Agent Comments

This wonderful property is ideally located in one of Ballarats most desired locations, Newington. A quiet street in the college precinct, with excellent access to Victoria Park and Lake Wendouree. This is a wonderful opportunity with potential to renovate and extend or demolish and build a brand new home (STCA) in an enviable location. The land size of 558m2 (approx.) boasts a wide street frontage with excellent access to the rear yard. Comprising two good sized bedrooms the master boasts a huge walk in robe with large ensuite complete with spa, and french doors to the rear deck .

Comparable Properties

**36 Inkerman St NEWINGTON 3350 (REI/VG)**

Agent Comments

2 1 1

Price: \$420,000**Method:** Private Sale**Date:** 10/03/2019**Property Type:** House**Land Size:** 548 sqm approx**206 Pleasant St.S NEWINGTON 3350 (REI/VG)**

Agent Comments

2 1 1

Price: \$412,000**Method:** Private Sale**Date:** 24/06/2019**Rooms:** 4**Property Type:** House (Res)**Land Size:** 466 sqm approx**4 Collard St NEWINGTON 3350 (REI/VG)**

Agent Comments

2 1 2

Price: \$400,000**Method:** Private Sale**Date:** 18/04/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 558 sqm approx