

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

4 Nightingale Street, Newington Vic 3350

Indicative selling price

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

Range between \$435,000

&

\$455,000

Median sale price

Median price \$450,000

House

X

Unit

Suburb or locality

Newington

Period - From 01/07/2017

to

30/06/2018

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	1119b Eyre St NEWINGTON 3350	\$467,000	30/05/2018
2	8 Muir Cr NEWINGTON 3350	\$453,000	14/08/2018
3	38 Salisbury Av NEWINGTON 3350	\$453,000	11/04/2018

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 eighteen months.



3 1 1

Rooms: 4

Property Type: House

Land Size: 432 sqm approx

Agent Comments

Set in a quiet street within close proximity to Urquhart Primary School, the 'College' precinct, Victoria Park, Lake Wendouree and Ballarat's CBD, this property is one not to be missed. This charming home boasts timeless preserved character and is set on approximately 451m2 and is ready to either occupy or renovate and add your own style. Comprising of open kitchen/meals area with gas cooking and dishwasher, separate and light filled formal dining room and lounge room with open fireplaces, 3 good sized bedrooms (two with built in robes).

Comparable Properties



1119b Eyre St NEWINGTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$467,000

Method: Private Sale

Date: 30/05/2018

Rooms: 5

Property Type: House

Land Size: 492 sqm approx



8 Muir Cr NEWINGTON 3350 (REI)

Agent Comments

3 1 -

Price: \$453,000

Method: Private Sale

Date: 14/08/2018

Rooms: -

Property Type: House (Res)



38 Salisbury Av NEWINGTON 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$453,000

Method: Private Sale

Date: 11/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 843 sqm approx