

# STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address including suburb and postcode

**4/6 Balaclava Street, Newington, VIC 3350**

## Indicative selling price

**\$199,000**

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

## Median sale price

Median price  
**\$ 219,000**

Unit

\*Delete house or unit as applicable

Suburb  
**NEWINGTON**

Period  
**13/09/2018 - 12/03/2019**

Source  
**Price Finder**

## Comparable property sales

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



**6/18 WEBSTER STREET  
BALLARAT CENTRAL**

**1** **0** **0**

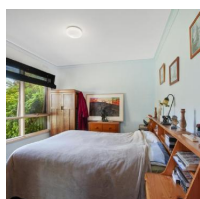
Normal Sale \$230,000  
Date Sold 03/12/2018  
Land 2552 sqm



**5/6 BALACLAVA STREET  
NEWINGTON**

**1** **1** **2**

Agents Advice - Sale \*\$180,000  
Date Sold 08/02/2019  
Land 862 sqm



**3/2 NIGHTINGALE STREET  
NEWINGTON**

**1** **1** **1**

Normal Sale \$215,000  
Date Sold 08/01/2019  
Land 110 sqm