

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

26 Duke Street, Newington Vic 3350

Indicative selling price

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

Range between \$975,000

&

\$1,072,500

Median sale price

Median price \$735,000

Property Type House

Suburb Newington

Period - From 08/03/2022

to

07/03/2023

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	617 Dana St BALLARAT CENTRAL 3350	\$1,030,000	13/10/2022
2	1a Devon St LAKE WENDOUREE 3350	\$950,000	12/04/2022
3			

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.~~

This Statement of Information was prepared on:

08/03/2023 10:56



Property Type: House (Previously Occupied - Detached)

Land Size: 372 sqm approx

Agent Comments

Indicative Selling Price

\$975,000 - \$1,072,500

Median House Price

08/03/2022 - 07/03/2023: \$735,000

Comparable Properties



617 Dana St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 13/10/2022

Property Type: House (Res)

Land Size: 421 sqm approx



1a Devon St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 12/04/2022

Property Type: House (Res)

Land Size: 524 sqm approx

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.

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559