

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

9a Durham Street, Newington Vic 3350

Indicative selling price

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

Range between \$635,000

&

\$655,000

Median sale price

Median price \$459,000

House

X

Unit

Suburb or locality

Newington

Period - From 01/10/2017

to

30/09/2018

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	1206 Sturt St BALLARAT CENTRAL 3350	\$655,000	10/02/2018
2	17 Raglan St.N BALLARAT CENTRAL 3350	\$652,000	13/02/2018
3	11 Ripon St.S BALLARAT CENTRAL 3350	\$650,000	27/10/2018

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.



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Rooms: 5**Property Type:** Townhouse (Single)**Land Size:** 1023 sqm approx

Agent Comments

Set in one of Ballarat's most sought after neighbourhoods sits this stunning 1920s Californian bungalow, boasting many superb features including leadlight windows, timber floors throughout, two gas log fires and also not to mention it is in one of Ballarat's most beautiful tree lined streets. The floorplan offers three spacious bedrooms, large modern bathroom with walk in shower and a separate bath. A large open plan kitchen/dining/living area with timber doors that open up to your large rear decked yard perfect for entertaining.

Comparable Properties



1206 Sturt St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

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Price: \$655,000**Method:** Private Sale**Date:** 10/02/2018**Rooms:** 7**Property Type:** House**Land Size:** 509 sqm approx

17 Raglan St.N BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

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Price: \$652,000**Method:** Private Sale**Date:** 13/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 494 sqm approx

11 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

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Price: \$650,000**Method:** Auction Sale**Date:** 27/10/2018**Rooms:** -**Property Type:** House (Res)