

## 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

120 Pleasant Street South, Newington Vic 3350

#### Indicative selling price

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

Range between \$365,000 & \$395,000

#### Median sale price

Median price \$425,000 House ☒ Unit ☐ Suburb or locality Newington

Period - From 01/01/2017 to 31/12/2017 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	1108 Dana St BALLARAT CENTRAL 3350	\$377,000	15/12/2017
2	1138 Eyre St NEWINGTON 3350	\$360,000	14/10/2017
3	10 Stewart St NEWINGTON 3350	\$345,000	14/12/2017

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:

Property Type:

Agent Comments

This wonderful property is ideally located in one of Ballarats most desired locations, in the college precinct and within 800m to cafes, supermarket and Lake Wendouree. This charming Californian brick bungalow boasts timeless character. On approximately 465m2, with an impressive frontage and lovely façade, the front verandah invites you into an original home ready for an amazing renovation. Retained original features include; wide central hall way, polished timber floors, high ceilings, original timber doors, skirtings and architraves, double hung timber windows throughout.

## Comparable Properties



1108 Dana St BALLARAT CENTRAL 3350 (REI) Agent Comments

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Price: \$377,000

Method: Private Sale

Date: 15/12/2017

Rooms: -

Property Type: House

Land Size: 390 sqm approx



1138 Eyre St NEWINGTON 3350 (REI/VG)

Agent Comments

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Price: \$360,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 446 sqm approx



10 Stewart St NEWINGTON 3350 (REI)

Agent Comments

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Price: \$345,000

Method: Private Sale

Date: 14/12/2017

Rooms: -

Property Type: House

Land Size: 410 sqm approx