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

1405 Sturt Street, Newington Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,750,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$492,500	Pro	operty Type	Hou	se		Suburb	Newington
Period - From	06/02/2019	to	05/02/2020		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	137 Wendouree Pde LAKE WENDOUREE 3350	\$1,750,000	01/02/2019
2	110 Webster St LAKE WENDOUREE 3350	\$1,650,000	07/11/2019
3	1525 Sturt St NEWINGTON 3350	\$1,625,000	11/02/2019

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 18 months.

This Statement of Information was prepared on:

06/02/2020 14:26





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Property Type: House (Res) **Land Size:** 1013 sqm approx Agent Comments Francesca Nicol 03 5331 3911 0412 276 899 fnicol@bigginscott.com.au

Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price 06/02/2019 - 05/02/2020: \$492,500

Comparable Properties





137 Wendouree Pde LAKE WENDOUREE 3350 Agent Comments (REI/VG)



Price: \$1,750,000 Method: Private Sale Date: 01/02/2019 Property Type: House Land Size: 1000 sqm approx

110 Webster St LAKE WENDOUREE 3350 (REI) Agent Comments



Price: \$1,650,000 Method: Private Sale Date: 07/11/2019 Property Type: House Land Size: 1100 sqm approx



1525 Sturt St NEWINGTON 3350 (REI)



Price: \$1,625,000 Method: Private Sale Date: 11/02/2019 Property Type: House Agent Comments

Account - Biggin & Scott | P: 03 5331 3911



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.