

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 consumer.vic.gov.au/underquoting

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$492,500

Property Type House

Suburb Newington

Period - From 06/02/2019

to

05/02/2020

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 18 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	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



Property Type: House (Res)

Land Size: 1013 sqm approx

Agent Comments

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)

Agent Comments



Price: \$1,625,000

Method: Private Sale

Date: 11/02/2019

Property Type: House