

## 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

3 Redan Street, 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 \$450,000

&amp;

\$495,000

**Median sale price**

Median price \$450,000

House

X

Unit

Suburb or locality

Newington

Period - From 01/07/2017

to

30/06/2018

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		
2		
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.

Steve McCulloch

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**Indicative Selling Price**

\$450,000 - \$495,000

**Median House Price**

Year ending June 2018: \$450,000



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 702 sqm approx

Agent Comments

This grand old home represents a great opportunity for those keen for a project and looking to secure a property in one of the most sought after areas in Ballarat. Located in a quiet street and surrounded by quality homes, it is close to St Patricks College, Loreto, Ballarat & Clarendon College, Victoria Park, Lake Wendouree, sporting facilities, shopping and restaurants and only minutes from the city centre. Internally it is the ultimate blank canvas with the renovation work already under way. Added bonus is the generous sized block of approximately 703m2.

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