

## 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

21 Muir Crescent, 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 \$420,000

&amp;

\$440,000

**Median sale price**

Median price \$393,750

House

X

Unit

Suburb or locality Newington

Period - From 01/07/2016

to

30/06/2017

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	1125 Eyre St NEWINGTON 3350	\$445,000	03/02/2017
2	6 Waller Av NEWINGTON 3350	\$442,500	27/05/2017
3	1142 Eyre St NEWINGTON 3350	\$435,000	27/05/2017

**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.



3   
 1   
 1

**Rooms:** 4**Property Type:** House (Res)**Land Size:** 649 sqm approx

Agent Comments

No need to lift a finger, as the condition of this gorgeous home is second to none. Located in one of Ballarat's most sought after suburbs, less than minutes from the CBD, Lake Wendouree and Ballarat's private school sector, is this stunning 3 bedroom home. The quality kitchen (stainless steel appliances) & dining, open up to the comfortable living area, complete with a feature gas fire place. The outdoor entertaining captures the afternoon sun, whilst the SLUG provides security, with additional shedding for storage. All three bedrooms have BIR and surround the high end bathroom.

## Comparable Properties

**1125 Eyre St NEWINGTON 3350 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$445,000**Method:** Private Sale**Date:** 03/02/2017**Rooms:** 5**Property Type:** House**Land Size:** 451 sqm approx**6 Waller Av NEWINGTON 3350 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$442,500**Method:** Auction Sale**Date:** 27/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 738 sqm approx**1142 Eyre St NEWINGTON 3350 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$435,000**Method:** Auction Sale**Date:** 27/05/2017**Rooms:** 3**Property Type:** House (Res)**Land Size:** 497 sqm approx