

## 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

1149 Eyre Street, Newington Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$499,000

&

\$520,000

#### Median sale price

Median price \$412,500

House

X

Unit

Suburb or locality

Newington

Period - From 01/10/2016

to

30/09/2017

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	16a Junction St NEWINGTON 3350	\$490,000	08/03/2017
2	8 Ripon St.N BALLARAT CENTRAL 3350	\$515,000	05/10/2016
3	515 Dana St BALLARAT CENTRAL 3350	\$525,000	14/07/2017

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.~~



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 430 sqm approx

Agent Comments

## Comparable Properties



**16a Junction St NEWINGTON 3350 (REI/VG)**

Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 08/03/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 484 sqm approx



**8 Ripon St.N BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments



**Price:** \$515,000

**Method:** Private Sale

**Date:** 05/10/2016

**Rooms:** 6

**Property Type:** House

**Land Size:** 510 sqm approx



**515 Dana St BALLARAT CENTRAL 3350 (VG)**

Agent Comments



**Price:** \$525,000

**Method:** Sale

**Date:** 14/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 509 sqm approx