

Sean Toohey 03 5330 0500 0400 506 881 sean@ballaratpropertygroup.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb or locality andpostcode	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	Hou	se 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.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





Generated: 31/10/2017 11:34



Sean Toohey 03 5330 0500 0400 506 881

sean@ballaratpropertygroup.com.au

Indicative Selling Price \$499,000 - \$520,000 **Median House Price**

Year ending September 2017: \$412,500



Rooms:

Property Type: House (Previously Occupied - Detached) Land Size: 430 sqm approx

Agent Comments

Comparable Properties



16a Junction St NEWINGTON 3350 (REI/VG)



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)









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)











Property Type: House (Res) Land Size: 509 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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.

Generated: 31/10/2017 11:34

Agent Comments

Agent Comments

Agent Comments