

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1159a Eyre Street, Newington Vic 3350

Indicative selling price

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

Range between

\$675,000

&

\$695,000

Median sale price

Median price

\$765,000

Property Type

House

Suburb

Newington

Period - From

25/10/2020

to

24/10/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	111b Ripon St.S BALLARAT CENTRAL 3350	\$710,000	23/06/2021
2	901a South St BALLARAT CENTRAL 3350	\$703,500	03/09/2021
3	9a Ripon St.N BALLARAT CENTRAL 3350	\$692,000	27/09/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/10/2021 19:28