

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

6a Waller Avenue, Newington Vic 3350

Indicative selling price

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

Range between

\$215,000

&

\$225,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Newington

Period - From

01/01/2019

to

31/12/2019

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	3/209 Lonsdale St REDAN 3350	\$225,000	09/10/2019
2	2/2 Sayle St SEBASTOPOL 3356	\$225,000	17/10/2019
3	2/17 Yarrowee St SEBASTOPOL 3356	\$220,000	11/11/2019

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:

30/03/2020 12:05

6a Waller Avenue, Newington Vic 3350

Troy Anwyl

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 1  1  2

Property Type: Unit

Land Size: 156 sqm approx

Agent Comments

Indicative Selling Price

\$215,000 - \$225,000

Median House Price

Year ending December 2019: \$480,000

Comparable Properties



3/209 Lonsdale St REDAN 3350 (VG)

Agent Comments

 1  -  -

Price: \$225,000

Method: Sale

Date: 09/10/2019

Property Type: Flat/Unit/Apartment (Res)



2/2 Sayle St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 2  1  1

Price: \$225,000

Method: Private Sale

Date: 17/10/2019

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 290 sqm approx



2/17 Yarrowee St SEBASTOPOL 3356 (VG)

Agent Comments

 2  -  -

Price: \$220,000

Method: Sale

Date: 11/11/2019

Property Type: Flat/Unit/Apartment (Res)

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