

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 and
postcode

426 PLEASANT STREET SOUTH NEWINGTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

House

Suburb

Newington

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 18 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 WALLER AVENUE NEWINGTON VIC 3350	\$565,000	30-Jun-23
8 WALLER AVENUE NEWINGTON VIC 3350	\$540,000	17-May-23
718 DARLING STREET REDAN VIC 3350	\$490,000	05-Jun-23

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 18 months.

This Statement of Information was prepared on: 16 August 2023



**1 WALLER AVENUE NEWINGTON
VIC 3350**

Sold Price

^{RS}

\$565,000

Sold Date

30-Jun-23



3



2



2

Distance

0.05km



**8 WALLER AVENUE NEWINGTON
VIC 3350**

Sold Price

\$540,000

Sold Date

17-May-23



3



1



2

Distance

0.15km



**718 DARLING STREET REDAN VIC
3350**

Sold Price

^{RS}

\$490,000

Sold Date

05-Jun-23



3



1



1

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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