

# 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

1 Malakoff Street, Newington Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000

&

\$820,000

### Median sale price

Median price \$735,000

Property Type House

Suburb Newington

Period - From 20/01/2020

to

19/01/2021

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 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	709 Urquhart St, Ballarat Central, Vic 3350, Australia	\$805,000	20/11/2020
2	425 Ascot St.S BALLARAT CENTRAL 3350	\$900,000	18/12/2020
3	4 Kent St BALLARAT CENTRAL 3350	\$760,000	10/12/2020

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:

20/01/2021 16:54

1 Malakoff Street, Newington Vic 3350



Lisa Eden-Horvat

03 5330 0500

0400 533 667

lisae@ballaratpropertygroup.com.au

**Indicative Selling Price**

\$790,000 - \$820,000

**Median House Price**

20/01/2020 - 19/01/2021: \$735,000

2 1 2

**Property Type:** House (Res)

**Land Size:** 403 sqm approx

Agent Comments

## Comparable Properties

709 Urquhart St, Ballarat Central, Vic 3350, Australia (REI)

Agent Comments

4 2 2

**Price:** \$805,000

**Method:**

**Date:** 20/11/2020

**Property Type:** House



425 Ascot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 2 2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 18/12/2020

**Property Type:** House

**Land Size:** 627 sqm approx



4 Kent St BALLARAT CENTRAL 3350 (VG)

Agent Comments

3 - -

**Price:** \$760,000

**Method:** Sale

**Date:** 10/12/2020

**Property Type:** House (Res)

**Land Size:** 420 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.