

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

35 Queen Victoria Street, Newington Vic 3350

Indicative selling price

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

Range between \$640,000 & \$670,000

Median sale price

Median price \$644,500 Property Type House Suburb Newington

Period - From 27/11/2023 to 26/11/2024 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 | 10 Queen Victoria St NEWINGTON 3350 | \$625,000 | 12/11/2024 |
| 2 | 504 Ripon St.S REDAN 3350 | \$635,000 | 26/09/2024 |
| 3 | 117 Park St.E REDAN 3350 | \$640,000 | 04/07/2024 |

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:

27/11/2024 13:27



3 1 2

Rooms: 6
Property Type: House
Land Size: 675 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$670,000
Median House Price
27/11/2023 - 26/11/2024: \$644,500

Comparable Properties



10 Queen Victoria St NEWINGTON 3350 (REI)

Agent Comments

3 1 3

Price: \$625,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 520 sqm approx



504 Ripon St.S REDAN 3350 (REI)

Agent Comments

3 2 2

Price: \$635,000
Method: Private Sale
Date: 26/09/2024
Property Type: House
Land Size: 598 sqm approx



117 Park St.E REDAN 3350 (REI)

Agent Comments

4 2 2

Price: \$640,000
Method: Private Sale
Date: 04/07/2024
Property Type: House
Land Size: 779 sqm approx