## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	35 Queen Victoria Street, Newington Vic 3350
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$640,000	&	\$670,000
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#### Median sale price

Median price	\$644,500	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

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**Agent Comments** 

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** 

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)

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

**Agent Comments** 





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