

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

10 Stewart Street, Newington Vic 3350

Indicative selling price

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

Single price

\$345,000

Median sale price

Median price

\$412,500

House

X

Unit

Suburb or locality

Newington

Period - From

01/10/2016

to

30/09/2017

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 eighteen 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	1138 Eyre St NEWINGTON 3350	\$360,000	14/10/2017
2	11 Collard St NEWINGTON 3350	\$335,000	22/05/2017
3	15 Nightingale St NEWINGTON 3350	\$327,500	24/11/2016

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 eighteen months.



Rooms:
Property Type: House
Land Size: 307 sqm approx
Agent Comments

Indicative Selling Price
\$345,000

Median House Price
Year ending September 2017: \$412,500

Comparable Properties



1138 Eyre St NEWINGTON 3350 (REI)

Agent Comments



Price: \$360,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 446 sqm approx



11 Collard St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 22/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 524 sqm approx



15 Nightingale St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$327,500
Method: Private Sale
Date: 24/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 582 sqm approx