

Francesca Nicol 03 5331 3911 0412 276 899 fnicol@bigginscott.com.au

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

Troporty onorous to t	
Address Including suburb or locality andpostcode	

#### Indicative selling price

Property offered for sale

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

&	\$535,000
	&

#### Median sale price

Median price	\$478,000	Hou	ıse X	Unit		Suburb or locality	Newington
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

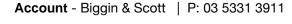
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	14 Collard St NEWINGTON 3350	\$575,000	13/06/2019
2	6 Muir Cr NEWINGTON 3350	\$480,000	22/02/2019
3	35 Queen Victoria St NEWINGTON 3350	\$476,000	21/02/2019

#### 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.







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Indicative Selling Price \$495,000 - \$535,000 Median House Price Year ending June 2019: \$478,000



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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 700 sqm approx

Agent Comments

## Comparable Properties



14 Collard St NEWINGTON 3350 (REI/VG)

3



**6** 

**Price:** \$575,000 **Method:** Private Sale **Date:** 13/06/2019

Rooms: -

**Property Type:** House **Land Size:** 526 sqm approx

**Agent Comments** 



6 Muir Cr NEWINGTON 3350 (REI/VG)

**\_** 3





**Price:** \$480,000 **Method:** Private Sale **Date:** 22/02/2019

Rooms: -

**Property Type:** House **Land Size:** 704 sqm approx

Agent Comments



35 Queen Victoria St NEWINGTON 3350

(REI/VG)





**Price:** \$476,000 **Method:** Private Sale **Date:** 21/02/2019

Rooms: 6

**Property Type:** House **Land Size:** 675 sqm approx

**Agent Comments** 

Account - Biggin & Scott | P: 03 5331 3911





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