

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

13 Collard Street, Newington Vic 3350

Indicative selling price

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

Range between \$495,000

&

\$535,000

Median sale price

Median price \$478,000

House

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.

	Address 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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



14 Collard St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 13/06/2019

Rooms: -

Property Type: House

Land Size: 526 sqm approx



6 Muir Cr NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 22/02/2019

Rooms: -

Property Type: House

Land Size: 704 sqm approx



35 Queen Victoria St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$476,000

Method: Private Sale

Date: 21/02/2019

Rooms: 6

Property Type: House

Land Size: 675 sqm approx