

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

1147 Eyre Street, Newington Vic 3350

Indicative selling price

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

Single price \$380,000

Median sale price

Median price \$450,000 House ☒ Unit ☐ Suburb or locality Newington

Period - From 01/07/2017 to 30/06/2018 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	7 Queen Victoria St NEWINGTON 3350	\$381,000	31/07/2017
2	4 Duke St NEWINGTON 3350	\$380,000	26/07/2017
3	1108 Dana St BALLARAT CENTRAL 3350	\$377,000	15/12/2017

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

Agent Comments

Comparable Properties



7 Queen Victoria St NEWINGTON 3350 (REI)

Agent Comments



Price: \$381,000

Method: Private Sale

Date: 31/07/2017

Rooms: -

Property Type: House (Res)



4 Duke St NEWINGTON 3350 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 26/07/2017

Rooms: -

Property Type: House

Land Size: 425 sqm approx



1108 Dana St BALLARAT CENTRAL 3350 (REI) Agent Comments



Price: \$377,000

Method: Private Sale

Date: 15/12/2017

Rooms: -

Property Type: House

Land Size: 390 sqm approx