

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

1 Merl Court, Newington Vic 3350

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$799,000 Property Type House Suburb Newington

Period - From 09/04/2020 to 08/04/2021 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	Price	Date of sale
1	10 Waller Av NEWINGTON 3350	\$690,000	16/10/2020
2	23 Junction St NEWINGTON 3350	\$665,000	13/08/2020
3	1155 Eyre St NEWINGTON 3350	\$530,000	18/11/2020

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 18 months.~~

This Statement of Information was prepared on:

09/04/2021 14:46



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median House Price
09/04/2020 - 08/04/2021: \$799,000

Comparable Properties

10 Waller Av NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 16/10/2020
Property Type: House
Land Size: 797 sqm approx



23 Junction St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 13/08/2020
Rooms: 5
Property Type: House (Res)
Land Size: 638 sqm approx



1155 Eyre St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 18/11/2020
Property Type: House
Land Size: 514 sqm approx