

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

116 Pleasant Street South, Newington Vic 3350

Indicative selling price

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

Range between \$610,000 & \$660,000

Median sale price

Median price \$735,000 Property Type House Suburb Newington

Period - From 14/01/2020 to 13/01/2021 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	320 Ascot St.S BALLARAT CENTRAL 3350	\$630,000	12/11/2019
2	13 Ripon St.S BALLARAT CENTRAL 3350	\$625,000	24/03/2020
3	16a Junction St NEWINGTON 3350	\$625,000	06/02/2020

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:

14/01/2021 11:37



3 2 1

Property Type: House (Previously Occupied - Detached)

Land Size: 456 sqm approx

Agent Comments

Comparable Properties



320 Ascot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 2

Price: \$630,000

Method: Private Sale

Date: 12/11/2019

Property Type: House

Land Size: 633 sqm approx



13 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 2

Price: \$625,000

Method: Private Sale

Date: 24/03/2020

Property Type: House

Land Size: 506 sqm approx



16a Junction St NEWINGTON 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$625,000

Method: Private Sale

Date: 06/02/2020

Property Type: House

Land Size: 484 sqm approx