

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	404 Pleasant Street, Newington Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

&	\$340,000
	&

Median sale price

Median price	\$459,000	Hou	ise X	Unit		Suburb or locality	Newington
Period - From	01/10/2017	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	4 Nightingale St NEWINGTON 3350	\$460,000	16/10/2018
2	3 Redan St NEWINGTON 3350	\$364,999	08/03/2018
3	414 Ripon St.S BALLARAT CENTRAL 3350	\$322,000	04/09/2018

OR

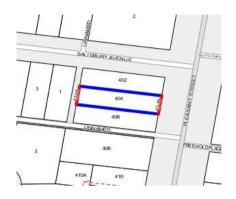
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





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Indicative Selling Price \$320,000 - \$340,000 **Median House Price** Year ending September 2018: \$459,000

Comparable Properties



4 Nightingale St NEWINGTON 3350 (REI/VG)

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Price: \$460,000 Method: Private Sale Date: 16/10/2018

Rooms: -

Property Type: House Land Size: 451 sqm approx **Agent Comments**



3 Redan St NEWINGTON 3350 (VG)

3

Price: \$364,999 Method: Sale Date: 08/03/2018

Rooms: -

Property Type: House (Res) Land Size: 702 sqm approx

Agent Comments









Price: \$322,000 Method: Private Sale Date: 04/09/2018

Rooms: 3

Property Type: House (Res)

Agent Comments

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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