

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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	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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**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)** [Agent Comments](#)



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 16/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 451 sqm approx



**3 Redan St NEWINGTON 3350 (VG)** [Agent Comments](#)



**Price:** \$364,999  
**Method:** Sale  
**Date:** 08/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx



**414 Ripon St.S BALLARAT CENTRAL 3350 (REI)** [Agent Comments](#)



**Price:** \$322,000  
**Method:** Private Sale  
**Date:** 04/09/2018  
**Rooms:** 3  
**Property Type:** House (Res)