

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

204 Pleasant Street, Newington, VIC 3350

Indicative selling price

\$ 480,000 - \$495,000

Range between

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

Median sale price

Median price
\$ 468,500

House

*Delete house or unit as applicable

Suburb
NEWINGTON

Period
12/12/2017 - 12/06/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



708 ASCOT STREET
REDAN

4 2 1

Normal Sale \$511,000
Date Sold 17/03/2018
Land 953 sqm



603 LYDIARD STREET
SOLDIERS HILL

3 1 1

Normal Sale \$492,000
Date Sold 08/12/2018
Land 516 sqm



309 RAGLAN STREET
BALLARAT CENTRAL

3 1 1

Normal Sale \$480,000
Date Sold 27/10/2018
Land 552 sqm