

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

23 Queen Victoria Street, Newington 3350

Indicative selling price

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

Single price

\$*

or range between

\$400,000

&

\$440,000

Median sale price

Median price

\$270,000

*House

X

*Unit

Suburb
or locality

Newington

Period - From

01/02/2018

to

01/02/2019

Source

Realestate.com

Comparable property sales

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
401 Drummond Street South, Ballarat Central 3350	\$415,500	08/09/2018
8 Stewart Street, Newington 3350	\$440,000	20/10/2018
1147 Eyre Street, Newington 3350	\$392,000	18/10/2018