

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

36 Inkerman Street, Newington Vic 3350

Indicative selling price

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

Range between \$395,000

&

\$430,000

Median sale price

Median price \$465,000

House

X

Unit

Suburb or locality

Newington

Period - From 01/01/2018

to

31/12/2018

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.

	Address of comparable property	Price	Date of sale
1	901a South St BALLARAT CENTRAL 3350	\$445,000	03/07/2018
2	321 Raglan St.S BALLARAT CENTRAL 3350	\$397,000	07/09/2018
3	229 Errard St.S BALLARAT CENTRAL 3350	\$396,000	01/12/2018

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.

Brooke Reynolds

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Indicative Selling Price

\$395,000 - \$430,000

Median House Price

Year ending December 2018: \$465,000



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Rooms: 4**Property Type:** House (Res)**Land Size:** 548 sqm approx

Agent Comments

Located in one of Ballarat's most outstanding positions in Newington, is this beautifully updated period style home. Comprising two bedrooms both larger than the average and fitted with built in robes, sun filled kitchen with updated appliances, central bathroom and spacious lounge. Features of the home include polished timber floors, fancy cornice, picture railing, open fire place, gas ducted heating and split system cooling. Located only a short stroll to Ballarat's CBD, primary schools and an easy commute to some of Ballarats finest secondary schools.

Comparable Properties



901a South St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

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Price: \$445,000**Method:** Auction Sale**Date:** 03/07/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 466 sqm approx

321 Raglan St.S BALLARAT CENTRAL 3350
(REI)

Agent Comments

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Price: \$397,000**Method:** Private Sale**Date:** 07/09/2018**Rooms:** 3**Property Type:** House (Res)

229 Errard St.S BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

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Price: \$396,000**Method:** Auction Sale**Date:** 01/12/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 302 sqm approx