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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$440,000 - \$460,000  
**Median House Price**  
 Year ending March 2017: \$380,000

## Comparable Properties



**8 Duke St NEWINGTON 3350 (REI/VG)**

**Agent Comments**

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**Price:** \$458,500  
**Method:** Auction Sale  
**Date:** 16/07/2016  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 633 sqm approx



**1125 Eyre St NEWINGTON 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 03/02/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 451 sqm approx



**6 Waller Av NEWINGTON 3350 (REI)**

**Agent Comments**

3 1 2

**Price:** \$442,500  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 738 sqm approx

## 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

22 Waller Avenue, Newington Vic 3350

#### Indicative selling price

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

Range between \$440,000 & \$460,000

#### Median sale price

Median price \$380,000 House X Suburb or locality Newington

Period - From 01/04/2016 to 31/03/2017 Source REIV

#### Comparable property sales

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
8 Duke St NEWINGTON 3350	\$458,500	16/07/2016
1125 Eyre St NEWINGTON 3350	\$445,000	03/02/2017
6 Waller Av NEWINGTON 3350	\$442,500	27/05/2017