

Rebecca Stepnell 5329 2500 0423 050 864 rstepnell@hockingstuart.com.au

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	10 Queen Victoria Street, Newington Vic 3350
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$460,000	&	\$495,000
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#### Median sale price

Median price	\$465,000	Hou	ise 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.

Add	dress of comparable property	Price	Date of sale
1	1119b Eyre St NEWINGTON 3350	\$467,000	30/05/2018
2	4 Nightingale St NEWINGTON 3350	\$460,000	16/10/2018
3	306 Pleasant St.S NEWINGTON 3350	\$426,000	23/01/2019

#### 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.

**Account** - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





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## hockingstuart

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Indicative Selling Price \$460,000 - \$495,000 Median House Price

Year ending December 2018: \$465,000



**1** 3 **1** 3

Rooms: 5

Property Type: House (Previously

Occupied - Detached) **Land Size:** 520 sqm approx

**Agent Comments** 

Located in popular Newington, this appealing Victorian-era residence is elevated with amazing street appeal. Retaining multiple period features such as iron lacework, beautiful entrance hallway, polished timber floors and with high ceilings, ornate cornices and ceiling roses throughout, this charming home provides the lifestyle that is the envy of many. The deep allotment of approximately 520m2 with wonderful northerly aspect, houses a double garage/workshop and separate garden shed, and also features enviable rear access from both Redan and Inkerman Streets. With parking for up t

### Comparable Properties



1119b Eyre St NEWINGTON 3350 (REI/VG)

**1**3 **-**2 6

Price: \$467,000 Method: Private Sale Date: 30/05/2018 Rooms: 5

Property Type: House Land Size: 492 sqm approx

4 Nightingale St NEWINGTON 3350 (REI/VG)

**1** 3 📺 1 😯

Price: \$460,000 Method: Private Sale Date: 16/10/2018

Rooms: -

Property Type: House Land Size: 451 sqm approx

306 Pleasant St.S NEWINGTON 3350 (REI)

**1** 3 **1** 6

Price: \$426,000 Method: Private Sale Date: 23/01/2019

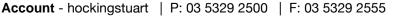
Rooms: Property Type: House
Land Size: 553 sqm approx

Agent Comments

**Agent Comments** 

**Agent Comments** 









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