

## 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

10 Queen Victoria Street, 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 \$460,000

&amp;

\$495,000

**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	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.



3 1 3

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 520 sqm approx

Agent Comments

**Indicative Selling Price**

\$460,000 - \$495,000

**Median House Price**

Year ending December 2018: \$465,000

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 to 3 cars.

## Comparable Properties



**1119b Eyre St NEWINGTON 3350 (REI/VG)**

Agent Comments

3 2 2

**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)**

Agent Comments

3 1 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)**

Agent Comments

3 1 2

**Price:** \$426,000

**Method:** Private Sale

**Date:** 23/01/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 553 sqm approx