

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

14 Collard Street, Newington Vic 3350

Indicative selling price

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

Range between \$570,000 & \$590,000

Median sale price

Median price \$466,000 House ☒ Unit ☐ Suburb or locality Newington

Period - From 01/04/2018 to 31/03/2019 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	7 Malakoff St NEWINGTON 3350	\$595,000	11/12/2018
2	1159 Eyre St NEWINGTON 3350	\$560,000	17/07/2018
3	18 Nightingale St NEWINGTON 3350	\$542,000	14/10/2018

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.



3
 2
 1

Rooms: 5**Property Type:** House (Res)**Land Size:** 526 sqm approx

Agent Comments

Quietly positioned in a gorgeous tree lined street, only meters from Ballarat's Private School sector, Lake Wendouree and minutes from the CBD, this renovated delight will impress all savvy purchasers. Equipped with central heating & 3 split systems, smeg appliances, polished timber floorboards & feature brick walls, the additions to the home are second to none. Under roof, the abundance of space meets any needs, with 2 x living spaces, 3 large bedrooms with robes & an additional bungalow offering space for a 4th bed / office / man cave!

Comparable Properties

**7 Malakoff St NEWINGTON 3350 (REI/VG)**

Agent Comments

3
 2
 2

Price: \$595,000**Method:** Private Sale**Date:** 11/12/2018**Rooms:** 4**Property Type:** House**Land Size:** 461 sqm approx**1159 Eyre St NEWINGTON 3350 (REI/VG)**

Agent Comments

3
 1
 1

Price: \$560,000**Method:** Private Sale**Date:** 17/07/2018**Rooms:** 4**Property Type:** House**Land Size:** 385 sqm approx**18 Nightingale St NEWINGTON 3350 (REI/VG)**

Agent Comments

3
 1
 2

Price: \$542,000**Method:** Private Sale**Date:** 14/10/2018**Rooms:** -**Property Type:** House**Land Size:** 534 sqm approx