

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered f	for sale
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Address Including suburb or locality andpostcode	14 Collard Street, Newington Vic 3350					
dicative selling price						

In

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

Range between	\$570,000	&	\$590,000
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Median sale price

Median price	\$466,000	Hou	ıse X	Un	iŧ	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.

Add	dress 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.

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Indicative Selling Price \$570,000 - \$590,000 **Median House Price** Year ending March 2019: \$466,000





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)

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)





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)





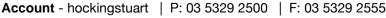
Price: \$542,000 Method: Private Sale **Date:** 14/10/2018

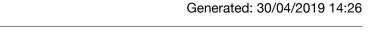
Rooms: -

1 3

Property Type: House Land Size: 534 sqm approx











Agent Comments

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