

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
----------------------	-----------	-------	-----

Address Including suburb or locality andpostcode	405 Russell Street, Newington Vic 3350

Indicative selling price

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

Range between \$430,000	&	\$450,000
-------------------------	---	-----------

Median sale price

Median price	\$450,000	Hou	se X	Unit		Suburb or locality	Newington
Period - From	01/07/2017	to	30/06/2018		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	8 Muir Cr NEWINGTON 3350	\$453,000	14/08/2018
2	7a Essex St BALLARAT CENTRAL 3350	\$405,000	20/05/2018
3	18 Winter St NEWINGTON 3350	\$400,000	19/04/2018

OR

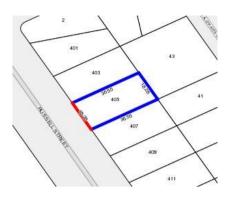
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





Generated: 27/08/2018 10:35





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price \$430,000 - \$450,000 **Median House Price** Year ending June 2018: \$450,000

Comparable Properties



8 Muir Cr NEWINGTON 3350 (REI)



Price: \$453,000 Method: Private Sale Date: 14/08/2018

Rooms: -

Property Type: House (Res)

Agent Comments



7a Essex St BALLARAT CENTRAL 3350

(REI/VG)





Price: \$405,000 Method: Private Sale Date: 20/05/2018

Rooms: -

Property Type: House Land Size: 610 sqm approx Agent Comments



18 Winter St NEWINGTON 3350 (REI/VG)

1 3





Price: \$400,000 Method: Private Sale Date: 19/04/2018

Rooms: -

Property Type: House (Res) Land Size: 669 sqm approx

Agent Comments

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





Generated: 27/08/2018 10:35