

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

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

House

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.

	Address 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.



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)

Agent Comments



Price: \$453,000

Method: Private Sale

Date: 14/08/2018

Rooms: -

Property Type: House (Res)



7a Essex St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 20/05/2018

Rooms: -

Property Type: House

Land Size: 610 sqm approx



18 Winter St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 19/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 669 sqm approx