

## 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

8 Muir Crescent, 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 \$410,000

&

\$440,000

#### 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	38 Salisbury Av NEWINGTON 3350	\$453,000	11/04/2018
2	40 Salisbury Av NEWINGTON 3350	\$438,000	12/10/2017
3	21 Muir Cr NEWINGTON 3350	\$415,000	25/10/2017

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   
 1

**Rooms:** 4

**Property Type:** House

**Land Size:** 816 sqm approx

Agent Comments

This wonderful property is ideally located in one of Ballarats most desired locations, a quiet street in the college precinct, with excellent access to Victoria Park and Lake Wendouree. This charming brick veneer boasts timeless preserved character. Set on approximately 796m2, with an impressive frontage and lovely façade, this property is ready to occupy or renovate and add your own style. Comprising of 3 good sized bedrooms all with built in robes, a family bathroom, separate toilet and laundry.

## Comparable Properties



**38 Salisbury Av NEWINGTON 3350 (REI/VG)**

Agent Comments

3   
 1   
 1

**Price:** \$453,000

**Method:** Private Sale

**Date:** 11/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 843 sqm approx



**40 Salisbury Av NEWINGTON 3350 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$438,000

**Method:** Private Sale

**Date:** 12/10/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 901 sqm approx



**21 Muir Cr NEWINGTON 3350 (REI/VG)**

Agent Comments

3   
 1   
 1

**Price:** \$415,000

**Method:** Private Sale

**Date:** 25/10/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 649 sqm approx