

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

1511 Sturt Street, Newington Vic 3350

Indicative selling price

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

Range between \$849,000

&

\$899,000

Median sale price

Median price \$425,000

House

X

Unit

Suburb or locality

Newington

Period - From 01/01/2017

to

31/12/2017

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	53 Victoria Av LAKE WENDOUREE 3350	\$915,000	06/05/2017
2	6 Alfred St.N LAKE WENDOUREE 3350	\$870,000	22/12/2016
3	12 Crocker St LAKE WENDOUREE 3350	\$845,000	22/12/2016

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.



4
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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 764 sqm approx

Agent Comments

Indicative Selling Price

\$849,000 - \$899,000

Median House Price

Year ending December 2017: \$425,000

This elegant and meticulously maintained family home offers an open plan kitchen/meals/living area overlooking Sturt Street with electric cooking, grill and dishwasher, north facing formal living area with open fireplace, separate formal dining area with glass doors leading out to the conservatory/outdoor area perfect for taking in the picturesque rear yard.

Comparable Properties



53 Victoria Av LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

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Price: \$915,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 756 sqm approx



6 Alfred St.N LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

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 2

Price: \$870,000

Method: Private Sale

Date: 22/12/2016

Rooms: -

Property Type: House

Land Size: 1023 sqm approx



12 Crocker St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

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 2

Price: \$845,000

Method: Private Sale

Date: 22/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 812 sqm approx