

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

42 Salisbury Avenue, Newington Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000

&

\$450,000

Median sale price

Median price \$412,500

House

X

Unit

Suburb or locality

Newington

Period - From 01/10/2016

to

30/09/2017

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	8 Duke St NEWINGTON 3350	\$458,500	16/07/2016
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:

Agent Comments

Set on a wonderful 1000sqm (approx) allotment with a highly desirable northerly aspect, this impeccable residence offers an exception opportunity. Boasting 3 generous bedrooms and 2 spacious living rooms, this home is ready to move into or alternatively could be further enhanced or extended to create the perfect family home. With a single carport and garage, this property, located in the heart of Newington is an opportunity not to be missed.

Comparable Properties



8 Duke St NEWINGTON 3350 (REI/VG)

Agent Comments

2
 1
 1

Price: \$458,500

Method: Auction Sale

Date: 16/07/2016

Rooms: 5

Property Type: House (Res)

Land Size: 633 sqm approx



40 Salisbury Av NEWINGTON 3350 (REI)

Agent Comments

3
 1
 2

Price: \$438,000

Method: Private Sale

Date: 12/10/2017

Rooms: 4

Property Type: House (Res)



21 Muir Cr NEWINGTON 3350 (REI)

Agent Comments

3
 1
 1

Price: \$415,000

Method: Private Sale

Date: 25/10/2017

Rooms: 4

Property Type: House (Res)