

Sam Young 03 5329 2500 0403 514 755 syoung@hockingstuart.com.au

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 andpostcode					

Indicative selling price

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

Range between	\$435,000	&	\$465,000
---------------	-----------	---	-----------

Median sale price

Median price	\$425,000	Hou	ise 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.

Add	dress of comparable property	Price	Date of sale
1	42 Salisbury Av NEWINGTON 3350	\$472,000	22/11/2017
2	219a Raglan St.S BALLARAT CENTRAL 3350	\$450,000	17/03/2018
3	40 Salisbury Av NEWINGTON 3350	\$438,000	12/10/2017

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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





Generated: 04/04/2018 16:07

hockingstuart

Sam Young 03 5329 2500 0403 514 755 syoung@hockingstuart.com.au

> Indicative Selling Price \$435,000 - \$465,000 **Median House Price**

Year ending December 2017: \$425,000



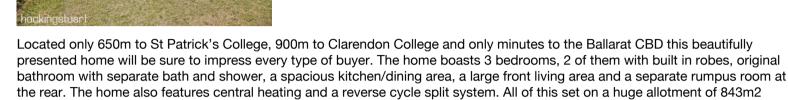


Property Type: Res Investment -

Block of Flats

Land Size: 843 sqm approx

Agent Comments



Comparable Properties

(approx.).

42 Salisbury Av NEWINGTON 3350 (REI/VG)





Price: \$472,000 Method: Private Sale Date: 22/11/2017

Rooms: -

Property Type: House (Res) Land Size: 998 sqm approx

219a Ragian St.S BALLARAT CENTRAL 3350

(REI)







Price: \$450,000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: House (Res) Land Size: 514 sqm approx Agent Comments

Agent Comments



40 Salisbury Av NEWINGTON 3350 (REI/VG)

二 3





Price: \$438.000 Method: Private Sale Date: 12/10/2017

Rooms: 4

Property Type: House (Res) Land Size: 901 sqm approx

Agent Comments

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





Generated: 04/04/2018 16:07