

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

38 Salisbury Avenue, Newington Vic 3350

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

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	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.



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Rooms: 5**Property Type:** Res Investment - Block of Flats**Land Size:** 843 sqm approx

Agent Comments

Indicative Selling Price

\$435,000 - \$465,000

Median House Price

Year ending December 2017: \$425,000

Located only 650m to St Patrick's College, 900m to Clarendon College and only minutes to the Ballarat CBD this beautifully presented home will be sure to impress every type of buyer. The home boasts 3 bedrooms, 2 of them with built in robes, original bathroom with separate bath and shower, a spacious kitchen/dining area, a large front living area and a separate rumpus room at the rear. The home also features central heating and a reverse cycle split system. All of this set on a huge allotment of 843m2 (approx.).

Comparable Properties

42 Salisbury Av NEWINGTON 3350 (REI/VG)

Agent Comments

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Price: \$472,000**Method:** Private Sale**Date:** 22/11/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 998 sqm approx**219a Raglan St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

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Price: \$450,000**Method:** Auction Sale**Date:** 17/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 514 sqm approx**40 Salisbury Av NEWINGTON 3350 (REI/VG)**

Agent Comments

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Price: \$438,000**Method:** Private Sale**Date:** 12/10/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 901 sqm approx