

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 404 Pleasant Street, Newington Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$595,000 & \$654,000

Median sale price

Median price \$503,750 Property Type House Suburb Newington

Period - From 28/11/2018 to 27/11/2019 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 18 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	108 Ripon St.S BALLARAT CENTRAL 3350	\$655,000	17/07/2019
2	1108 Dana St BALLARAT CENTRAL 3350	\$645,000	22/07/2019
3	516 Ascot St.S REDAN 3350	\$625,000	06/03/2019

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 18 months.~~

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Indicative Selling Price

\$595,000 - \$654,000

Median House Price

28/11/2018 - 27/11/2019: \$503,750



3 2 1

Property Type: House

Land Size: 531 sqm approx

Agent Comments

Comparable Properties



108 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 2 1

Price: \$655,000

Method: Private Sale

Date: 17/07/2019

Property Type: House (Res)



1108 Dana St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$645,000

Method: Sold Before Auction

Date: 22/07/2019

Property Type: House (Res)

Land Size: 390 sqm approx



516 Ascot St.S REDAN 3350 (REI)

Agent Comments

3 1 2

Price: \$625,000

Method: Private Sale

Date: 06/03/2019

Property Type: House

Land Size: 569 sqm approx