

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
35 Queen Victoria Street, Newington Vic 3350

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$465,000 House Unit Suburb or locality Newington

Period - From 01/01/2018 to 31/12/2018 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	6 Muir Cr NEWINGTON 3350	\$480,000	23/10/2018
2	18 Queen Victoria St NEWINGTON 3350	\$465,000	27/02/2018
3	9 Muir Cr NEWINGTON 3350	\$463,000	12/11/2018

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.~~

35 Queen Victoria Street, Newington Vic 3350



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$475,000
Median House Price
Year ending December 2018: \$465,000

Comparable Properties



6 Muir Cr NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 23/10/2018
Rooms: 4
Property Type: House
Land Size: 704 sqm approx



18 Queen Victoria St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 27/02/2018
Rooms: 5
Property Type: House
Land Size: 523 sqm approx



9 Muir Cr NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$463,000
Method: Private Sale
Date: 12/11/2018
Rooms: -
Property Type: House
Land Size: 646 sqm approx