

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

5 Exchange Street, Newington Vic 3350

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$550,000 Property Type House Suburb Newington

Period - From 01/04/2024 to 30/06/2024 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.

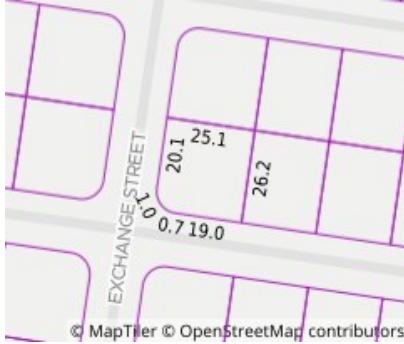
	Address of comparable property	Price	Date of sale
1	211 Park St.W DELACOMBE 3356	\$375,000	13/08/2024
2	12 Malakoff St NEWINGTON 3350	\$380,000	19/09/2023
3	720 La Trobe St REDAN 3350	\$400,000	14/08/2023

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.~~

This Statement of Information was prepared on:

30/08/2024 12:36



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Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median House Price
June quarter 2024: \$550,000

Comparable Properties



211 Park St.W DELACOMBE 3356 (REI)

Agent Comments

3 1 2

Price: \$375,000
Method: Private Sale
Date: 13/08/2024
Property Type: House
Land Size: 455 sqm approx



12 Malakoff St NEWINGTON 3350 (REI/VG)

Agent Comments

3 1 -

Price: \$380,000
Method: Private Sale
Date: 19/09/2023
Property Type: House
Land Size: 326 sqm approx



720 La Trobe St REDAN 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$400,000
Method: Private Sale
Date: 14/08/2023
Property Type: House (Res)
Land Size: 446 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300