

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

10 Duke Street, Newington Vic 3350

Indicative selling price

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

Range between \$645,000 & \$670,000

Median sale price

Median price \$630,000 Property Type House Suburb Newington

Period - From 01/04/2023 to 31/03/2024 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	901a South St BALLARAT CENTRAL 3350	\$700,000	03/02/2024
2	1163 Eyre St NEWINGTON 3350	\$700,000	19/12/2023
3	118 Pleasant St.S NEWINGTON 3350	\$680,000	11/01/2024

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:

16/04/2024 14:39



3 1 1

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$645,000 - \$670,000

Median House Price

Year ending March 2024: \$630,000

Comparable Properties



901a South St BALLARAT CENTRAL 3350 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$700,000

Method: Private Sale

Date: 03/02/2024

Property Type: House

Land Size: 491 sqm approx



1163 Eyre St NEWINGTON 3350 (REI/VG)

[Agent Comments](#)

3 2 3

Price: \$700,000

Method: Private Sale

Date: 19/12/2023

Property Type: House

Land Size: 355 sqm approx



118 Pleasant St.S NEWINGTON 3350 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$680,000

Method: Private Sale

Date: 11/01/2024

Property Type: House

Land Size: 522 sqm approx

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