

# 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

1106A Eyre Street, Newington Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$675,000 & \$725,000

### Median sale price

Median price \$707,500 Property Type House Suburb Newington

Period - From 01/10/2022 to 30/09/2023 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	708 Lydiard St SOLDIERS HILL 3350	\$730,000	24/10/2022
2	305 Neill St SOLDIERS HILL 3350	\$692,000	08/12/2022
3	11 Junction St NEWINGTON 3350	\$680,000	22/12/2022

**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:

14/11/2023 11:14



3 1 2

**Property Type:** House (Res)

**Land Size:** 462 sqm approx

Agent Comments

**Indicative Selling Price**

\$675,000 - \$725,000

**Median House Price**

Year ending September 2023: \$707,500

## Comparable Properties



**708 Lydiard St SOLDIERS HILL 3350 (REI/VG)** Agent Comments

3 1 -

**Price:** \$730,000

**Method:** Private Sale

**Date:** 24/10/2022

**Property Type:** House (Res)

**Land Size:** 633 sqm approx



**305 Neill St SOLDIERS HILL 3350 (REI/VG)** Agent Comments

3 1 2

**Price:** \$692,000

**Method:** Sold Before Auction

**Date:** 08/12/2022

**Property Type:** House (Res)

**Land Size:** 452 sqm approx



**11 Junction St NEWINGTON 3350 (REI/VG)** Agent Comments

3 1 3

**Price:** \$680,000

**Method:** Private Sale

**Date:** 22/12/2022

**Property Type:** House (Res)

**Land Size:** 365 sqm approx

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