# 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

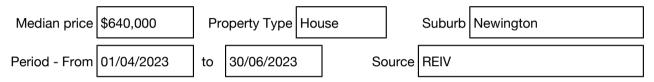
12 Winter Street, Newington Vic 3350

#### Indicative selling price

For the meaning of this price see	consumer.vic.gov.au/underquoting
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Single price \$395,000

#### Median sale price



## 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	213 Park St.W DELACOMBE 3356	\$390,000	21/12/2022
2	421 Drummond St BALLARAT CENTRAL 3350	\$390,000	26/10/2022
3	711a Windermere St REDAN 3350	\$370,000	19/05/2023

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:

04/08/2023 12:59







**Property Type:** House Agent Comments

Trevor Petrie 03 5333 4322 0418 503 767 trevor@trevorpetrie.com.au

Indicative Selling Price \$395,000 Median House Price June quarter 2023: \$640,000

# **Comparable Properties**



213 Park St.W DELACOMBE 3356 (REI/VG)



Price: \$390,000 Method: Private Sale Date: 21/12/2022 Property Type: House Land Size: 455 sqm approx



421 Drummond St BALLARAT CENTRAL 3350 Agent Comments (VG)



Price: \$390,000 Method: Sale Date: 26/10/2022 Property Type: House - Attached House N.E.C. Land Size: 631 sqm approx



711a Windermere St REDAN 3350 (REI/VG)



Agent Comments

Agent Comments

Price: \$370,000 Method: Private Sale Date: 19/05/2023 Property Type: House Land Size: 558 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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