

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

Single price \$395,000

Median sale price

Median price \$640,000

Property Type House

Suburb Newington

Period - From 01/04/2023

to 30/06/2023

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	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

Comparable Properties



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

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 21/12/2022

Property Type: House

Land Size: 455 sqm approx



421 Drummond St BALLARAT CENTRAL 3350 (VG)

Agent Comments



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



Price: \$370,000

Method: Private Sale

Date: 19/05/2023

Property Type: House

Land Size: 558 sqm approx