

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

14 Stewart Street, Newington Vic 3350

Indicative selling price

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

Single price \$639,500

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	8 Murray St NEWINGTON 3350	\$650,000	06/12/2022
2	14 Exchange St NEWINGTON 3350	\$649,000	04/04/2023
3	413 Russell St NEWINGTON 3350	\$600,000	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:

02/11/2023 15:44



Property Type:
Agent Comments

Indicative Selling Price
\$639,500
Median House Price
Year ending September 2023: \$707,500

Comparable Properties

8 Murray St NEWINGTON 3350 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 06/12/2022
Property Type: House (Res)
Land Size: 581 sqm approx



14 Exchange St NEWINGTON 3350 (VG)

Agent Comments



Price: \$649,000
Method: Sale
Date: 04/04/2023
Property Type: House (Res)
Land Size: 638 sqm approx



413 Russell St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 14/08/2023
Rooms: 6
Property Type: House (Res)
Land Size: 668 sqm approx

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