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	19 Junction Street, Newington Vic 3350

Indicative selling price

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

Single price	$1,200,000

Median sale price

Median price	$765,000	Property Type	House	Suburb	Newington
Period - From	01/07/2022	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	43 Durham St NEWINGTON 3350	$1,380,000	20/05/2023
2	9 Burnbank St LAKE WENDOUREE 3350	$1,360,000	26/05/2023
3	217 Talbot St.S BALLARAT CENTRAL 3350	$1,350,000	30/06/2023

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: 03/10/2023 10:36

CONSUMER AFFAIRS VICTORIA

Phil Petrie
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Indicative Selling Price
$1,200,000
Median House Price
Year ending June 2023: $765,000

🛏 4   🛁 2   🚗 4

Property Type: House
Land Size: 863 sqm approx

Agent Comments

Comparable Properties

43 Durham St NEWINGTON 3350 (REI/VG)

🛏 4   🛁 2   🚗 4

Price: $1,380,000
Method: Private Sale
Date: 20/05/2023
Property Type: House
Land Size: 793 sqm approx

Agent Comments

9 Burnbank St LAKE WENDOUREE 3350 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,360,000
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 335 sqm approx

Agent Comments

217 Talbot St.S BALLARAT CENTRAL 3350 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,350,000
Method: Private Sale
Date: 30/06/2023
Property Type: House

Agent Comments

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