

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

2/20 Pleasant Street, Newington Vic 3350

Indicative selling price

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

Range between \$420,000 & \$430,000

Median sale price

Median price \$408,000 Property Type Unit Suburb Newington

Period - From 08/02/2023 to 07/02/2024 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	1/4 Pleasant St.S NEWINGTON 3350	\$450,000	09/05/2023
2	3/1131 Eyre St NEWINGTON 3350	\$408,000	05/05/2023
3	1/411 Drummond St BALLARAT CENTRAL 3350	\$385,000	08/01/2024

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:

08/02/2024 17:54

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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$420,000 - \$430,000

Median Unit Price

08/02/2023 - 07/02/2024: \$408,000

Comparable Properties



1/4 Pleasant St.S NEWINGTON 3350 (REI/VG) Agent Comments



Price: \$450,000

Method: Private Sale

Date: 09/05/2023

Property Type: Unit

Land Size: 272 sqm approx



3/1131 Eyre St NEWINGTON 3350 (REI/VG) Agent Comments



Price: \$408,000

Method: Private Sale

Date: 05/05/2023

Property Type: Townhouse (Single)



1/411 Drummond St BALLARAT CENTRAL 3350 (REI) Agent Comments



Price: \$385,000

Method: Private Sale

Date: 08/01/2024

Property Type: Unit