

## 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 and  
postcode

2 COLLARD STREET NEWINGTON VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Newington

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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

704 ASCOT STREET SOUTH REDAN VIC 3350	\$540,000	26-Jul-22
43 VICTORY AVENUE ALFREDTON VIC 3350	\$515,000	13-Oct-22
208 HOWARD STREET SOLDIERS HILL VIC 3350	\$585,000	10-Aug-22

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.~~

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# McGrath

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**704 ASCOT STREET SOUTH  
REDAN VIC 3350**

 2  1  1

Sold Price

**\$540,000**

Sold Date

**26-Jul-22**

Distance

**1.41km**



**43 VICTORY AVENUE ALFREDTON  
VIC 3350**

 2  1  1

Sold Price

**\$515,000**

Sold Date

**13-Oct-22**

Distance

**2.31km**



**208 HOWARD STREET SOLDIERS  
HILL VIC 3350**

 2  1  1

Sold Price

**\$585,000**

Sold Date

**10-Aug-22**

Distance

**3.19km**

RS = Recent sale

UN = Undisclosed Sale

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