

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

21 Salisbury Avenue, Newington Vic 3350

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$671,400 Property Type House Suburb Newington

Period - From 01/10/2023 to 31/12/2023 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	1 Waller Av NEWINGTON 3350	\$565,000	30/06/2023
2	8 Waller Av NEWINGTON 3350	\$540,000	17/05/2023
3	1 Salisbury Av NEWINGTON 3350	\$520,000	29/09/2022

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:

21/03/2024 20:44



 3  1  1

Property Type: House (Res)

Land Size: 445 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

December quarter 2023: \$671,400

Comparable Properties



1 Waller Av NEWINGTON 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$565,000

Method: Private Sale

Date: 30/06/2023

Property Type: House

Land Size: 613 sqm approx



8 Waller Av NEWINGTON 3350 (REI/VG)

Agent Comments

 3  1  2

Price: \$540,000

Method: Private Sale

Date: 17/05/2023

Property Type: House

Land Size: 677 sqm approx



1 Salisbury Av NEWINGTON 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$520,000

Method: Private Sale

Date: 29/09/2022

Property Type: House

Land Size: 446 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300