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	6 St Leger Close, Newington Vic 3350

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $644,500 Property Type House Suburb Newington

Period - From 28/11/2023 to 27/11/2024 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 eighteen 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	17 St Leger Cl NEWINGTON 3350	$1,230,000	23/11/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 28/11/2024 15:11

6 St Leger Close, Newington Vic 3350



4 2 2

Property Type: House
Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
28/11/2023 - 27/11/2024: $644,500

Comparable Properties



17 St Leger Cl NEWINGTON 3350 (REI)

4 2 2

Price: $1,230,000
Method: Private Sale
Date: 23/11/2024
Property Type: House
Land Size: 720 sqm approx

Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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