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	21 Muir Cres, Newington, Vic 3350

Indicative selling price

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

range between $620,000 & $640,000

Median sale price

Median price $635,000 | Property type *House* | Suburb Newington

Period - From 01/04/2024 to 31/03/2025 | Source PropTrack

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
33 Waller Avenue, Newington, VIC 3350	$590,000	22/02/2024
41 Salisbury Avenue, Newington, VIC 3350	$611,000	21/03/2025
44 Salisbury Avenue, Newington, VIC 3350	$664,000	25/03/2024

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 eighteen months.~~

This Statement of Information was prepared on: 28/04/2025