

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

1 LOFVEN STREET NERRINA VIC 3350

Indicative selling price

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

Single Price

or range
between

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Nerrina

Period-from

01 Jul 2023

to

30 Jun 2024

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

202 NELSON STREET BALLARAT EAST VIC 3350

\$415,000

15-May-24

420 LIGAR STREET SOLDIERS HILL VIC 3350

\$470,000

27-Mar-24

118 CANTERBURY STREET BROWN HILL VIC 3350

\$450,000

19-Feb-24

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: 17 July 2024



**202 NELSON STREET BALLARAT
EAST VIC 3350**

Sold Price

\$415,000 Sold Date **15-May-24**

 3  1  1

Distance **0.72km**



**420 LIGAR STREET SOLDIERS HILL
VIC 3350**

Sold Price

\$470,000 Sold Date **27-Mar-24**

 3  1  1

Distance **1.71km**



**118 CANTERBURY STREET BROWN
HILL VIC 3350**

Sold Price

\$450,000 Sold Date **19-Feb-24**

 3  1  2

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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