

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

18 Doodts Road, Nerrina Vic 3350

Indicative selling price

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

Range between \$630,000 & \$693,000

Median sale price

Median price \$580,000 Property Type House Suburb Nerrina

Period - From 01/07/2019 to 30/06/2020 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	14 Fernbanks Ct BALLARAT NORTH 3350	\$660,000	31/12/2019
2	14 Doodts Rd NERRINA 3350	\$650,000	16/06/2020
3	5 Clanthus Ct BALLARAT NORTH 3350	\$642,000	22/06/2020

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:

07/08/2020 12:37

18 Doodts Road, Nerrina Vic 3350



Rob Cunningham

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0418543634

robert@doepels.com.au

Indicative Selling Price

\$630,000 - \$693,000

Median House Price

Year ending June 2020: \$580,000



3 2 3

Property Type: House (Res)

Land Size: 1785 sqm approx

Agent Comments

Exceptional family home in native garden setting

Comparable Properties



14 Fernbanks Ct BALLARAT NORTH 3350 (REI/VG)

Agent Comments

5 3 2

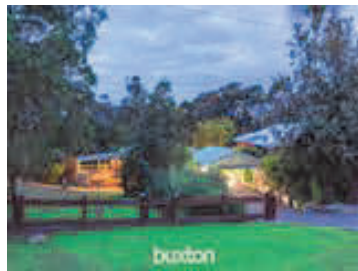
Price: \$660,000

Method: Private Sale

Date: 31/12/2019

Property Type: House

Land Size: 750 sqm approx



14 Doodts Rd NERRINA 3350 (REI)

Agent Comments

5 2 4

Price: \$650,000

Method: Private Sale

Date: 16/06/2020

Property Type: House

Land Size: 1861 sqm approx



5 Clianthus Ct BALLARAT NORTH 3350 (REI/VG)

Agent Comments

4 3 2

Price: \$642,000

Method: Private Sale

Date: 22/06/2020

Rooms: 4

Property Type: House (Res)

Land Size: 707 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.