

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

25 Birdsong Rise Neerim South VIC 3831

Indicative selling price

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

Single Price

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,190

Property type

House

Suburb

Neerim South

Period-from

01 Nov 2020

to

31 Oct 2021

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

7 Birdsong Rise Neerim South VIC 3831	\$700,000	22-May-21
21 Birdsong Rise Neerim South VIC 3831	\$650,000	28-May-21
8 Kookaburra Grove Neerim South VIC 3831	\$600,381	12-Aug-21

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: 16 November 2021



7 Birdsong Rise Neerim South VIC 3831

Sold Price

\$700,000

Sold Date

22-May-21

3 2 2

Distance

0.18km



21 Birdsong Rise Neerim South VIC 3831

Sold Price

\$650,000

Sold Date

28-May-21

4 2 2

Distance

0.04km



8 Kookaburra Grove Neerim South VIC 3831

Sold Price

^{RS} **\$600,381** ^{UN}

Sold Date

12-Aug-21

4 2 2

Distance

0.11km



17 Birdsong Rise Neerim South VIC 3831

Sold Price

\$570,000

Sold Date

14-Feb-21

4 2 2

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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