

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

60 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

\$578,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Nerrina

Period-from

01 Sep 2019

to

31 Aug 2020

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

50 Lofven Street Nerrina VIC 3350	\$560,000	07-Feb-20
109 Arapiles Street Nerrina VIC 3350	\$535,000	03-Sep-20
9 Leerama Court Black Hill VIC 3350	\$571,000	21-Nov-19

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: 23 September 2020

**Rayner**

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**50 Lofven Street Nerrina VIC 3350**

Sold Price

\$560,000 Sold Date **07-Feb-20**

4
 2
 3

Distance **0.1km****109 Arapiles Street Nerrina VIC 3350**

Sold Price

^{RS} **\$535,000** Sold Date **03-Sep-20**

4
 2
 2

Distance **0.28km****9 Leerama Court Black Hill VIC 3350**

Sold Price

\$571,000 Sold Date **21-Nov-19**

4
 3
 2

Distance **0.73km****RS** = Recent sale**UN** = Undisclosed Sale

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