

Tim Valpied

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Indicative Selling Price

\$575,000 - \$625,000

Median House Price

Year ending March 2017: \$595,000



 3  2  2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 4046 sqm

Agent Comments

Boasting two street frontages (Lofven & Haines), over looking the picturesque Nerrina wetlands, this property is ripe for development (subject to Council approval). The house has been renovated and extended and comprises three spacious bedrooms, including the master with ensuite and WIR, the convenience of a study, two well proportioned living areas (both featuring R/C airconditioning), modern kitchen with dishwasher and a large under cover alfresco. Importantly, the house is tucked up on the rear portion of the block allowing a straight forward development.

Comparable Properties

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.

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 23 Lofven Street, Nerrina Vic 3350

Indicative selling price

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

Range between \$575,000 & \$625,000

Median sale price

Median price \$595,000 House X Suburb or locality Nerrina
 Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

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.