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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 priceFor 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.