

**ALEX SCOTT
AND STAFF**

Est. 1886

STATEMENT OF INFORMATION

74 MAIN NEERIM ROAD, NEERIM SOUTH, VIC 3831

PREPARED BY JOHN PATTERSON, ALEX SCOTT WARRAGUL

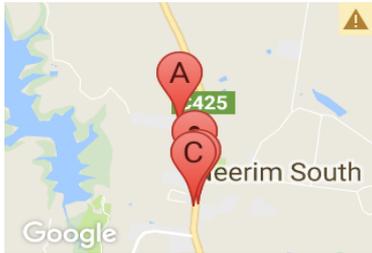
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**74 MAIN NEERIM ROAD, NEERIM SOUTH, VIC**  3  2  1**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range:**

Provided by: John Patterson, Alex Scott Warragul

MEDIAN SALE PRICE

**NEERIM SOUTH, VIC, 3831**

Suburb Median Sale Price (House)

\$396,125

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.

**27 BURTONWOOD CRT, NEERIM SOUTH, VIC**  3  2  1**Sale Price****\$390,000**

Sale Date: 19/03/2018

Distance from Property: 861m

**48 MAIN NEERIM RD, NEERIM SOUTH, VIC**  3  -  -**Sale Price****\$290,000**

Sale Date: 15/08/2017

Distance from Property: 271m

**45 MAIN NEERIM RD, NEERIM SOUTH, VIC**  3  1  2**Sale Price****\$340,000**

Sale Date: 13/07/2017

Distance from Property: 295m

**This report has been compiled on 21/04/2018 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

74 MAIN NEERIM ROAD, NEERIM SOUTH, VIC 3831

Indicative selling price

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

Price Range:

Median sale price

Median price

\$396,125

House

Unit

Suburb

NEERIM SOUTH

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
27 BURTONWOOD CRT, NEERIM SOUTH, VIC 3831	\$390,000	19/03/2018
48 MAIN NEERIM RD, NEERIM SOUTH, VIC 3831	\$290,000	15/08/2017
45 MAIN NEERIM RD, NEERIM SOUTH, VIC 3831	\$340,000	13/07/2017