



# 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](http://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](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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](http://consumer.vic.gov.au/underquoting)

Price Range:

Median sale price

Median price

\$396,125

House

X

Unit


Suburb

NEERIM SOUTH

Period

01 April 2017 to 31 March 2018

Source



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