



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**24 - 26 Nerrena Road,
DUMBALK 3956**

House


3 beds


2 baths


2 parking

Indicative selling price

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

Single price \$465,000

Median sale price

Median **House** for **DUMBALK** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$262,000

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 the most comparable to the property for sale.

420 Dumbalk East Stony Creek Road, Price **\$495,000** Sold 29 June
Dumbalk 3956 2017

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 Dumbalk in the last 18 months.

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

 **Jason Harris**
Stockdale & Leggo

03 5662 5800

0417 640 079

jharris@stockdaleleggo.com.au

**Stockdale
& Leggo**