

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

15 Falkirk Road, Nerrina Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$645,000

Median sale priceMedian price \$592,500 House ☒ Unit ☐ Suburb or locality Nerrina

Period - From 01/01/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 10 Rampling Way NERRINA 3350 | \$775,000 | 20/09/2017 |
| 2 | 22 Waranga St NERRINA 3350 | \$700,000 | 06/05/2017 |
| 3 | 3 Merrick Av NERRINA 3350 | \$650,000 | 28/09/2017 |

OR

B* 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 eighteen months.



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Rooms: 5**Property Type:** Land**Land Size:** 576 sqm approx

Agent Comments

Beautifully presented two storey home, in the much sought after area of Nerrina, in a quiet leafy court with amazing tree-top views. Quality tiles flow from the front entrance past the downstairs living area, feature staircase and through to the very spacious kitchen and dining areas all overlooking the amazing outdoor area complete with in-ground swimming pool and neatly landscaped backyard. The light and bright kitchen is complete with stone bench tops, quality appliances, plenty of cupboard space and a huge walk in pantry.

Comparable Properties

**10 Rampling Way NERRINA 3350 (REI/VG)**

Agent Comments

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Price: \$775,000**Method:** Private Sale**Date:** 20/09/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 704 sqm approx**22 Waranga St NERRINA 3350 (REI/VG)**

Agent Comments

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Price: \$700,000**Method:** Auction Sale**Date:** 06/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1328 sqm approx**3 Merrick Av NERRINA 3350 (VG)**

Agent Comments

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Price: \$650,000**Method:** Sale**Date:** 28/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 640 sqm approx