

WE DELIVER RESULTS

STATEMENT OF INFORMATION

3 GOLDFIELD COURT, NERRINA, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



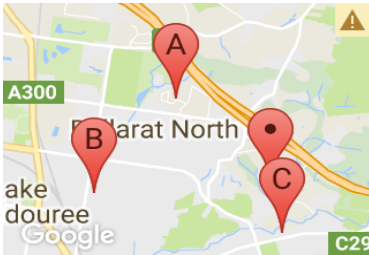
3 GOLDFIELD COURT, NERRINA, VIC 3350  5  3  2

Indicative Selling Price

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

Price Range: **\$839,000 to \$879,000**

MEDIAN SALE PRICE



NERRINA, VIC, 3350

Suburb Median Sale Price (House)

\$585,000

01 January 2017 to 31 December 2017

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.



15 PINWOOD DR, BALLARAT NORTH, VIC  3  3  3

Sale Price

\$865,000

Sale Date: 14/12/2017

Distance from Property: 1.7km



609 ARMSTRONG ST, SOLDIERS HILL, VIC 3350  4  2  3

Sale Price

\$870,000

Sale Date: 20/04/2017

Distance from Property: 2.3km



325 HUMFFRAY ST, BROWN HILL, VIC 3350  3  -  -

Sale Price

\$870,000

Sale Date: 20/01/2017

Distance from Property: 725m



This report has been compiled on 22/03/2018 by Biggin & Scott Ballarat. 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

3 GOLDFIELD COURT, NERRINA, VIC 3350

Indicative selling price

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

Price Range:

\$839,000 to \$879,000

Median sale price

Median price

\$585,000

House

X

Unit

Suburb

NERRINA

Period

01 January 2017 to 31 December 2017

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
15 PINWOOD DR, BALLARAT NORTH, VIC 3350	\$865,000	14/12/2017
609 ARMSTRONG ST, SOLDIERS HILL, VIC 3350	\$870,000	20/04/2017
325 HUMFFRAY ST, BROWN HILL, VIC 3350	\$870,000	20/01/2017