

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 and
postcode

10 ST MIRREN DRIVE NERRINA VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$699,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,750

Property type

House

Suburb

Nerrina

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 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

3 WARANGA STREET NERRINA VIC 3350	\$735,000	31-Aug-22
16 ROBERT DRIVE BALLARAT NORTH VIC 3350	\$750,000	20-Oct-22
137 MOOLA STREET BALLARAT NORTH VIC 3350	\$765,000	01-Nov-22

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 18 months.~~

This Statement of Information was prepared on: 29 November 2022

McGrath

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3 WARANGA STREET NERRINA VIC 3350

Sold Price

\$735,000

Sold Date

31-Aug-22



4



2



2

Distance

0.24km



16 ROBERT DRIVE BALLARAT NORTH VIC 3350

Sold Price

^{RS} **\$750,000**

Sold Date

20-Oct-22



3



2



2

Distance

0.64km



137 MOOLA STREET BALLARAT NORTH VIC 3350

Sold Price

^{RS} **\$765,000**

Sold Date

01-Nov-22



3



2



2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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