

HOUSE Offered for Sale

2965 Main Neerim Road Neerim Junction VIC 3832

 2  1  2

Indicative Selling Price

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

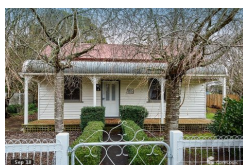
Single Price \$395,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the 3 properties sold within 5 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.



**155 Nayook-Powelltown Road
Nayook VIC 3832**

 3  1  6

Sold Price **\$420,000** Sold Date **07-Jul-18**

Distance **1.33km**



**301 Mt Baw Baw Tourist Road
Noojee VIC 3833**

 3  1  1

Sold Price **\$350,000** Sold Date **25-Feb-18**

Distance **4.52km**

RS = Recent sale UN = Undisclosed Sale

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STATEMENT OF INFORMATION

Prepared on 26 Mar 2019

Section 47AF of the Estate Agents Act 1980



**325 Mt Baw Baw Tourist Road
Noojee VIC 3833**

 3  2  2

Sold Price

\$380,000

Sold Date

04-Apr-18

Distance

4.7km

RS = Recent sale

UN = Undisclosed Sale

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