

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

18 Hillcrest Road 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 \$735,000 & \$760,000

Median sale price

Median price

\$752,500

Property type

House

Suburb

Nerrina

Period - From

01.11.2021

to

31.10.2022

Source

Corelogic

Comparable property sales

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

7 Hillcrest Road Nerrina VIC 3350	\$795,000	28.03.2022
17 Falkirk Road Nerrina VIC 3350	\$792,000	18.07.2022
33 St Mirren Drive Nerrina VIC 3350	\$762,500	02.06.2022

This Statement of Information was prepared on: 11.11.2022