

STATEMENT OF INFORMATION

31 CRAIG ROAD, NANNHEELLA, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 CRAIG ROAD, NANNEELLA, VIC 3561

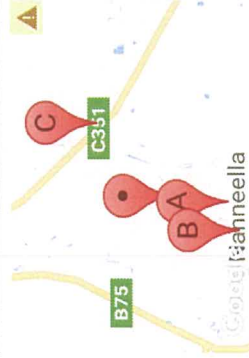


Indicative Selling Price

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

Price Range: **\$299,000 to \$328,900**

MEDIAN SALE PRICE



NANNEELLA, VIC, 3561

Suburb Median Sale Price (House)

\$290,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



507 ECHUCA-NANNEELLA RD, NANNEELLA,

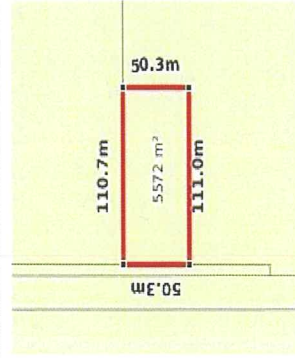


Sale Price

\$290,000

Sale Date: 03/08/2017

Distance from Property: 3.3km



440 CHRISTIE RD, NANNEELLA, VIC 3561



Sale Price

\$420,000

Sale Date: 11/12/2017

Distance from Property: 4.4km



2723 WILSON RD, ECHUCA, VIC 3564



Sale Price

\$260,000

Sale Date: 14/02/2017

Distance from Property: 6.3km

This report has been compiled on 25/06/2018 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	31 CRAIG ROAD, NANNHEELLA, VIC 3561
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Indicative selling price

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

Price Range:	\$299,000 to \$328,900
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Median sale price

Median price	\$290,000	House	☒	Unit	☐	Suburb	NANNHEELLA
Period	01 April 2017 to 31 March 2018		Source		pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
507 ECHUCA-NANNHEELLA RD, NANNHEELLA, VIC 3561	\$290,000	03/08/2017
440 CHRISTIE RD, NANNHEELLA, VIC 3561	\$420,000	11/12/2017
2723 WILSON RD, ECHUCA, VIC 3564	\$260,000	14/02/2017