

29 St Mirren Drive, Nerrina Vic 3350



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3 2 4

Rooms: 6
Property Type: Residence
Land Size: 685 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$695,000
Median House Price
05/04/2022 - 04/04/2023: \$830,000

Comparable Properties



1 Lake View Ct BALLARAT NORTH 3350 (REI) Agent Comments

3 2 2

Price: \$715,000
Method: Private Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 590 sqm approx



27 Pinevale Way BALLARAT NORTH 3350 (REI/VG) Agent Comments

4 2 2

Price: \$700,000
Method: Private Sale
Date: 06/10/2022
Property Type: House
Land Size: 871 sqm approx



1 Teal Av BALLARAT NORTH 3350 (VG) Agent Comments

3 - -

Price: \$700,000
Method: Sale
Date: 12/08/2022
Property Type: House (Res)
Land Size: 772 sqm approx

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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

29 St Mirren Drive, Nerrina Vic 3350

Indicative selling price

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

Range between

\$680,000

&

\$695,000

Median sale price

Median price

\$830,000

Property Type

House

Suburb

Nerrina

Period - From

05/04/2022

to

04/04/2023

Source

REIV

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
1	1 Lake View Ct BALLARAT NORTH 3350	\$715,000	18/02/2023
2	27 Pinevale Way BALLARAT NORTH 3350	\$700,000	06/10/2022
3	1 Teal Av BALLARAT NORTH 3350	\$700,000	12/08/2022

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:

05/04/2023 09:37