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



2 3 **4** 2 **4**

Rooms: 6

Property Type: Residence Land Size: 685 sqm approx

Agent Comments

Comparable Properties



1 Lake View Ct BALLARAT NORTH 3350 (REI)

3 - 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)

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

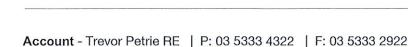
1 Teal Av BALLARAT NORTH 3350 (VG)

Price: \$700,000 Method: Sale Date: 12/08/2022

Property Type: House (Res) Land Size: 772 sqm approx Agent Comments

Agent Comments









Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	ale					
Address Including suburb or locality and postcode	29 St Mirren [Drive, Nerrina Vic	3350			,
ndicative selling pric	e					
or the meaning of this p	rice see cons	umer.vic.gov.au/	underquoting	I		
Range between \$680,0	000	&	\$695,000			
Median sale price						
Median price \$830,00	0 Pro	perty Type Hous	se	Suburb Nerrina		
Period - From 05/04/20	022 to	04/04/2023	Source	eREIV	7	
Comparable property	sales (*Dele	ete A or B belo	w as applic	cable)		
	estate agent of			the property for sa siders to be most c		

Ad	ldress of comparable property	Price	Date of sale	
1	1 Lake View Ct BALLARAT NORTH 3350	\$715,000	18/02/2023	
2	27 Dinavala Way BALLADAT NODTH 3350	\$700,000	06/10/2022	

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 comparableproperties 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
This Statement of information was prepared on:	05/04/2023 09:3

