

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

113 Lofven Street, Nerrina Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$190,000

Median sale priceMedian price \$615,500 House ☒ Unit ☐ Suburb or locality Nerrina

Period - From 01/04/2017 to 31/03/2018 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 eighteen 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	13 Gracefield Dr BROWN HILL 3350	\$235,000	27/02/2017
2	832a Chisholm St BLACK HILL 3350	\$215,000	28/11/2017
3	2 Hillview Rd BROWN HILL 3350	\$199,900	29/10/2017

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 eighteen months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$190,000

Median House Price

Year ending March 2018: \$615,500

Comparable Properties



13 Gracefield Dr BROWN HILL 3350 (REI)

Agent Comments



Price: \$235,000
Method: Private Sale
Date: 27/02/2017
Rooms: -
Property Type: Land
Land Size: 1101 sqm approx



832a Chisholm St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$215,000
Method: Private Sale
Date: 28/11/2017
Rooms: -
Property Type: Land
Land Size: 521 sqm approx



2 Hillview Rd BROWN HILL 3350 (REI)

Agent Comments



Price: \$199,900
Method: Private Sale
Date: 29/10/2017
Rooms: -
Property Type: Land
Land Size: 1233 sqm approx