

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

52 Lofven Street, Nerrina Vic 3350

Indicative selling price

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

Range between \$410,000

&

\$440,000

Median sale price

Median price \$585,000

House

X

Unit

Suburb or locality Nerrina

Period - From 01/07/2016

to

30/06/2017

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	309 Simpson St BALLARAT NORTH 3350	\$450,000	08/03/2016
2	278 Humffray St.N BROWN HILL 3350	\$414,000	26/05/2017
3	826 Chisholm St BLACK HILL 3350	\$380,000	01/06/2017

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.

Rebecca Stepnell

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Indicative Selling Price

\$410,000 - \$440,000

Median House Price

Year ending June 2017: \$585,000



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Rooms: 6**Property Type:** House (Res)**Land Size:** 1155 sqm approx

Agent Comments

This lovely family home features room for the growing family, with 2 living zones, dining and large kitchen overlooking the pretty cottage garden. With ducted heating and cooling, a double garage and workshop providing ample space to accommodate the cars, trailer, bikes or caravan. This lovely period home presents exceptionally well.

Comparable Properties

**309 Simpson St BALLARAT NORTH 3350 (REI/VG)**

Agent Comments

4 2 4

Price: \$450,000**Method:** Private Sale**Date:** 08/03/2016**Rooms:** 6**Property Type:** House**Land Size:** 1601 sqm approx**278 Humffray St.N BROWN HILL 3350 (REI)**

Agent Comments

5 2 -

Price: \$414,000**Method:** Private Sale**Date:** 26/05/2017**Rooms:** -**Property Type:** House (Res)**826 Chisholm St BLACK HILL 3350 (REI/VG)**

Agent Comments

4 2 2

Price: \$380,000**Method:** Private Sale**Date:** 01/06/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 1194 sqm approx