

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 and
postcode

21 St Mirren Drive Nerrina VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,000

Property type

Land

Suburb

Nerrina

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 Falkirk Road Nerrina VIC 3350	\$630,000	07-Dec-20
3 Kinloch Court Nerrina VIC 3350	\$675,000	01-Jul-20
8 Pinevale Way Ballarat North VIC 3350	\$615,000	05-Feb-21

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: 02 November 2021

McGrath

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1 Falkirk Road Nerrina VIC 3350

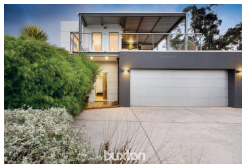
Sold Price

\$630,000

Sold Date **07-Dec-20**

 3  2  2

Distance **0.09km**



3 Kinloch Court Nerrina VIC 3350

Sold Price

\$675,000

Sold Date **01-Jul-20**

 3  2  2

Distance **0.23km**



8 Pinevale Way Ballarat North VIC 3350

Sold Price

\$615,000

Sold Date **05-Feb-21**

 4  2  2

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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