

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

110 Lofven Street, Nerrina Vic 3350

Indicative selling price

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

Single price \$660,000

Median sale price

Median price \$810,000

Property Type House

Suburb Nerrina

Period - From 07/11/2021

to 06/11/2022

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	20 Leerama Ct BLACK HILL 3350	\$670,000	31/08/2022
2	102 Norman St BALLARAT NORTH 3350	\$649,000	09/07/2021
3	205 Haines St BROWN HILL 3350	\$642,000	14/10/2021

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:

07/11/2022 14:28

110 Lofven Street, Nerrina Vic 3350



Phil Petrie
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Indicative Selling Price
\$660,000

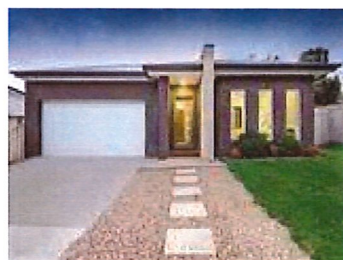
Median House Price
07/11/2021 - 06/11/2022: \$810,000



4 2 4

Rooms: 7
Property Type: Residence
Land Size: 1060 sqm approx
Agent Comments

Comparable Properties

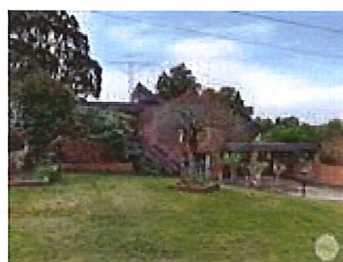


20 Leerama Ct BLACK HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$670,000
Method: Private Sale
Date: 31/08/2022
Property Type: House
Land Size: 859 sqm approx



102 Norman St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$649,000
Method: Private Sale
Date: 09/07/2021
Property Type: House
Land Size: 780 sqm approx



205 Haines St BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$642,000
Method: Private Sale
Date: 14/10/2021
Property Type: House (Res)
Land Size: 358 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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