

# 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

15 St Mirren Drive, Nerrina Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$599,000 & \$630,000

### Median sale price

Median price \$517,500 Property Type House Suburb Nerrina

Period - From 01/07/2020 to 30/09/2020 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	12 Heights Cr, Ballarat North, Vic 3350, Australia	\$605,000	12/02/2020
2	5 Fernbanks Ct, Ballarat North, Vic 3350, Australia	\$595,000	29/01/2020
3	25 St Mirren Dr NERRINA 3350	\$580,000	27/02/2020

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:

02/11/2020 14:04

15 St Mirren Drive, Nerrina Vic 3350



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**Indicative Selling Price**

\$599,000 - \$630,000

**Median House Price**

September quarter 2020: \$517,500



4 2 2

**Property Type:** House (New - Detached)

Agent Comments

## Comparable Properties

12 Heights Cr, Ballarat North, Vic 3350, Australia (REI)

Agent Comments

4 2 2

**Price:** \$605,000

**Method:**

**Date:** 12/02/2020

**Property Type:** House

5 Fernbanks Ct, Ballarat North, Vic 3350, Australia (REI)

Agent Comments

3 2 2

**Price:** \$595,000

**Method:**

**Date:** 29/01/2020

**Property Type:** House



25 St Mirren Dr NERRINA 3350 (REI/VG)

Agent Comments

4 2 2

**Price:** \$580,000

**Method:** Private Sale

**Date:** 27/02/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 512 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.