

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 32 Waranga Street Nerrina

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$710,000 & \$740,000

Median sale price

Median price: \$625,000 House Suburb: Nerrina
Period - From: 01/10/2017 to 30/09/2018 Source: PDOL

Comparable property sales

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.



22 Waranga St NERRINA

4 2 2

Sold by Auction \$700,000
Date Sold 06/05/2017
Land 1,328 SqM



2 Goldfield Ct NERRINA

4 2 4

An exemplary home in every respect, this property offers style and class. Situated in a prized Nerrina location and designed to

Sold by Private Sale \$735,000
Date Sold 16/06/2017
Land 1,075 SqM



10 Rampling Way NERRINA

4 2 2

Located in the ever-popular area of Jasper Hill is this architecturally designed home that boasts all of today's modern

Sold by Private Sale \$775,000
Date Sold 20/09/2017
Land 704 SqM