

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

7 Kinloch Court, Nerrina, VIC 3350

Indicative selling price

\$ 595,000 - \$ 625,000

Range between

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

Median sale price

Median price
\$ 590,000

House

*Delete house or unit as applicable

Suburb
NERRINA

Period
25/08/2018 - 21/02/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



203 MELBOURNE ROAD
BROWN HILL

4 2 2

Normal Sale \$627,000
Date Sold 25/10/2018
Land 5006 sqm



113 RYAN STREET
BROWN HILL

4 2 2

Normal Sale \$590,000
Date Sold 16/11/2018
Land 1076 sqm



12 FAIRWAY COURT
INVERMAY PARK

4 2 2

Normal Sale \$618,000
Date Sold 11/12/2018
Land 1026 sqm