

Tim Valpied 5329 2500 0418 504 169 tvalpied@hockingstuart.com.au

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 andpostcode		228 Nerrina Road, Nerrina Vic 3350									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$825,		,000		&		\$845,000					
Median sale price											
Median price	\$625,00	0	Ηοι	use X	Un	iit		Suburb or locality	Nerrina		
Period - From	01/10/2	017	to	30/09/2018		Sou	ırce	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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	22 Pinevale Way BALLARAT NORTH 3350	\$835,000	02/03/2018
2	228 Nerrina Rd NERRINA 3350	\$828,000	15/02/2018
3	20 Botanic Dr BALLARAT NORTH 3350	\$820,000	22/08/2018

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 eighteen months.

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Indicative Selling Price \$825,000 - \$845,000 **Median House Price** Year ending September 2018: \$625,000





Rooms:

Property Type: House (Res) Land Size: 1070 sqm approx

Agent Comments

Nestled in the ever-popular pocket of Nerrina, this contemporary home showcases the best of both worlds. This spacious four-bedroom, two-bathroom single storey residence sits on an expansive 1180sqm (approx.) allotment, perfect for the whole family to enjoy. Step inside and immediately you are greeted with an abundance of natural light with double glazed floor to ceiling windows which are a common feature throughout the home. Moving forward you will find an expansive living and dining zone complimented by a superbly appointed kitchen.

Comparable Properties



22 Pinevale Way BALLARAT NORTH 3350

(REI/VG)







Price: \$835.000 Method: Private Sale Date: 02/03/2018

Rooms: -

Property Type: House Land Size: 1129 sqm approx Agent Comments



228 Nerrina Rd NERRINA 3350 (REI/VG)









Price: \$828,000 Method: Private Sale Date: 15/02/2018

Rooms: -

Property Type: House (Res) Land Size: 1070 sqm approx **Agent Comments**



20 Botanic Dr BALLARAT NORTH 3350

(REI/VG)







Price: \$820,000 Method: Private Sale Date: 22/08/2018

Rooms: -

Property Type: House (Res) Land Size: 1411 sqm approx Agent Comments

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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.

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