

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

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 \$625,000

House

X

Unit

Suburb or locality Nerrina

Period - From 01/10/2017

to

30/09/2018

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 eighteen 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	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.



4
 2
 2

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)

Agent Comments

4
 3
 4

Price: \$835,000**Method:** Private Sale**Date:** 02/03/2018**Rooms:** -**Property Type:** House**Land Size:** 1129 sqm approx

228 Nerrina Rd NERRINA 3350 (REI/VG)

Agent Comments

4
 2
 2

Price: \$828,000**Method:** Private Sale**Date:** 15/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 1070 sqm approx

20 Botanic Dr BALLARAT NORTH 3350
(REI/VG)

Agent Comments

4
 3
 4

Price: \$820,000**Method:** Private Sale**Date:** 22/08/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 1411 sqm approx