

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 17 Falkirk Road Nerrina

Indicative selling price

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

Range between: \$575,000 & \$605,000

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.

**12 Kenvarra Ct
BLACK HILL**

5 2 3

Superior family living is offered in this 2 storey, 5 bedroom brick veneer home, with an abundance of natural light combined with

Sold by Private Sale \$563,000
Date Sold 30/01/2018
Land 650 SqM

**224 Nerrina Rd
NERRINA**

4 2 2

This stunning modern marvel is the epitome of quality and class featuring magnificent open living spaces coupled together with

Sold by Private Sale \$600,000
Date Sold 29/05/2017
Land 600 SqM

**15 Falkirk Rd
NERRINA**

3 2 2

Beautifully presented two storey home, in the much sought after area of Nerrina, in a quiet leafy court with amazing tree-top

Sold by Private Sale \$625,000
Date Sold 03/05/2018
Land 576 SqM