

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 and
postcode

28 HILLCREST ROAD NERRINA VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,000

Property type

House

Suburb

Nerrina

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 18 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

18 HILLCREST ROAD NERRINA VIC 3350	\$732,500	19-Nov-22
52 LOFVEN STREET NERRINA VIC 3350	\$785,000	03-Nov-22
110 LOFVEN STREET NERRINA VIC 3350	\$650,000	16-Jan-23

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 18 months.~~

This Statement of Information was prepared on: 28 June 2023



18 HILLCREST ROAD NERRINA VIC 3350

Sold Price

\$732,500

Sold Date

19-Nov-22



4



1



2

Distance

0.1km



52 LOFVEN STREET NERRINA VIC 3350

Sold Price

\$785,000

Sold Date

03-Nov-22



4



1



2

Distance

0.63km



110 LOFVEN STREET NERRINA VIC 3350

Sold Price

\$650,000

Sold Date

16-Jan-23



3



2



4

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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