

#### Property offered for sale

Address: 9 St Mirren Drive Nerrina

#### Indicative selling price

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

Range between: \$935,000 & \$975,000

#### Median sale price




Median price: \$615,500 House Suburb: Nerrina  
Period - From: 01/04/2017 to 31/03/2018 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.



#### 14 Waranga St NERRINA




5  3  3 

On offer is this fantastic 5 bedroom plus study family home in Nerrina. With a combination of everyday necessities to stylish

**Sold by Private Sale \$925,000**  
**Date Sold** 30/01/2017  
**Land** 1,463 SqM



#### 12 Rampling Way NERRINA




5  3  6 

This stunning modern masterpiece is the epitome of quality and class. Built to exacting standards this home has been extremely

**Sold by Private Sale \$965,000**  
**Date Sold** 02/01/2018



#### 18 Rampling Way NERRINA

4  2  2 

\* OPEN STRICTLY BY PRE-REGISTRATION: Saturday  
26/08/2017 1.00pm - 1.30pm Designed to be a signature home in

**Sold by Private Sale \$1,000,000**  
**Date Sold** 09/09/2017  
**Land** 959 SqM