

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

14 Rampling Way, Nerrina Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000

&

\$645,000

Median sale price

Median price \$625,000

House

X

Unit

Suburb or locality Nerrina

Period - From 01/04/2018

to

31/03/2019

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	1125 Lydiard St.N BALLARAT NORTH 3350	\$650,000	17/05/2019
2	4 Rampling Way NERRINA 3350	\$631,000	15/03/2018
3	15 Heights Cr BALLARAT NORTH 3350	\$590,000	20/12/2017

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.



Rooms:

Property Type: House (Res)

Land Size: 639 sqm approx

Agent Comments

Styled with contemporary ease, this immaculately maintained and thoughtfully designed home is big on living. Comprising formal lounge, home theatre and large study all of which are well zoned for privacy, four bedrooms including the master with WIR and ensuite, large family bathroom, separate toilet, and laundry with direct access. The well appointed kitchen comes complete with stone bench tops, stainless steel cooking appliances, dishwasher and walk-in-pantry and overlooks the spacious open plan dining and living areas which open out to the expansive decked entertaining area.

Comparable Properties



1125 Lydiard St.N BALLARAT NORTH 3350 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 17/05/2019

Rooms: -

Property Type: House

Land Size: 1150 sqm approx



4 Rampling Way NERRINA 3350 (REI/VG)

Agent Comments



Price: \$631,000

Method: Private Sale

Date: 15/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 608 sqm approx



15 Heights Cr BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 20/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 1094 sqm approx