

Sam Young

03 5329 2500

0403 514 755

syong@hockingstuart.com.au

Indicative Selling Price

\$395,000 - \$420,000

Median House Price

Year ending March 2017: \$595,000



3 2 2

Rooms: 5**Property Type:** Land**Land Size:** 640 sqm

Agent Comments

this family home is your opportunity to live in the sought after location of Nerrina. Offering 3 Bedrooms, 2 Living areas, 2 Bathrooms, Study and Alfresco this home is perfect for the family. The 3 bedrooms consist of an oversized master with ensuite and walk in robe and the remaining 2 bedrooms both with built in robes. A large open plan kitchen/dining/living area with breathtaking views across the Nerrina bushland and Mount Warrenheip. A separate living area and study completes the home. Step outside to the north facing alfresco that is elevated above the landscaped gardens.

Comparable Properties

**13 St Mirren Dr NERRINA 3350 (REI)**

Agent Comments

4 2 2

Price: \$440,000**Method:** Private Sale**Date:** 16/02/2017**Rooms:** -**Property Type:** House (Res)**1 Falkirk Rd NERRINA 3350 (REI/VG)**

Agent Comments

4 2 2

Price: \$438,000**Method:** Private Sale**Date:** 29/11/2016**Rooms:** 8**Property Type:** House**Land Size:** 668 sqm**1 Teal Av BALLARAT NORTH 3350 (REI/VG)**

Agent Comments

3 2 5

Price: \$377,000**Method:** Private Sale**Date:** 07/06/2016**Rooms:** 6**Property Type:** House**Land Size:** 772 sqm

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

128 Doodts Road, Nerrina Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000

&

\$420,000

Median sale price

Median price \$595,000

House

X

Suburb or locality

Nerrina

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
13 St Mirren Dr NERRINA 3350	\$440,000	16/02/2017
1 Falkirk Rd NERRINA 3350	\$438,000	29/11/2016
1 Teal Av BALLARAT NORTH 3350	\$377,000	07/06/2016