hockingstuart

Sam Young 03 5329 2500 0403 514 755

Indicative Selling Price \$395,000 - \$420,000 **Median House Price**

Year ending March 2017: \$595,000

syoung@hockingstuart.com.au





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

Price: \$440,000 Method: Private Sale Date: 16/02/2017

Rooms: -

Property Type: House (Res)



1 Falkirk Rd NERRINA 3350 (REI/VG)



Agent Comments

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)

Price: \$377,000 Method: Private Sale Date: 07/06/2016 Rooms: 6

Property Type: House Land Size: 772 sqm

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	128 Doodts Road, Nerrina Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$395,000	&	\$420,000

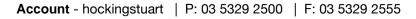
Median sale price

Median price	\$595,000	Н	ouse X	Suburb or loc	cality	Nerrina	
Period - From	01/04/2016	to	31/03/2017	Source	REI	1	

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







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