

# 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

2056 Main Neerim Road, Neerim South Vic 3831

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$589,000 & \$619,000

### Median sale price

Median price \$590,000 Property Type House Suburb Neerim South

Period - From 15/07/2021 to 14/07/2022 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 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
1	22 Birdsong Rise NEERIM SOUTH 3831	\$670,000	10/05/2022
2	13 Eton Ct NEERIM SOUTH 3831	\$630,000	20/07/2021
3	5 Red Hill Ct NEERIM SOUTH 3831	\$610,000	18/08/2021

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:

15/07/2022 12:29

2056 Main Neerim Road, Neerim South Vic 3831



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

**Indicative Selling Price**

\$589,000 - \$619,000

**Median House Price**

15/07/2021 - 14/07/2022: \$590,000

## Comparable Properties

**22 Birdsong Rise NEERIM SOUTH 3831 (VG)**

Agent Comments



**Price:** \$670,000

**Method:** Sale

**Date:** 10/05/2022

**Property Type:** House (Res)

**Land Size:** 658 sqm approx



**13 Eton Ct NEERIM SOUTH 3831 (REI/VG)**

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 20/07/2021

**Property Type:** House

**Land Size:** 1503 sqm approx

**5 Red Hill Ct NEERIM SOUTH 3831 (VG)**

Agent Comments



**Price:** \$610,000

**Method:** Sale

**Date:** 18/08/2021

**Property Type:** House (Res)

**Land Size:** 915 sqm approx

**Account - Biggin & Scott** | P: 03 5628 1493



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