

# 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

21 Birdsong Rise, 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 \$650,000 & \$700,000

### Median sale price

Median price \$710,000 Property Type House Suburb Neerim South

Period - From 01/01/2020 to 31/12/2020 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	14 Shirley Rd NEERIM SOUTH 3831	\$710,000	20/07/2020
2	18 Birdsong Rise NEERIM SOUTH 3831	\$674,500	23/03/2021
3			

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.~~

This Statement of Information was prepared on:

11/04/2021 12:42

## 21 Birdsong Rise, Neerim South Vic 3831



 4  2  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$650,000 - \$700,000

**Median House Price**

Year ending December 2020: \$710,000

## Comparable Properties



**14 Shirley Rd NEERIM SOUTH 3831 (REI/VG)**

Agent Comments

 4  2  4

**Price:** \$710,000

**Method:** Private Sale

**Date:** 20/07/2020

**Property Type:** House

**Land Size:** 1148 sqm approx



**18 Birdsong Rise NEERIM SOUTH 3831 (REI)**

Agent Comments

 4  2  -

**Price:** \$674,500

**Method:** Private Sale

**Date:** 23/03/2021

**Property Type:** House

**Land Size:** 587 sqm approx

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.

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