

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

7 Sunset Terrace, Nerrina Vic 3350

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$835,000

Property Type

House

Suburb

Nerrina

Period - From

24/01/2022

to

23/01/2023

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	826A Chisholm St BLACK HILL 3350	\$720,000	07/03/2022
2	826B Chisholm St BLACK HILL 3350	\$715,000	16/02/2022
3	3/420 Sherrard St BLACK HILL 3350	\$660,000	31/01/2022

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:

24/01/2023 17:10



Property Type:
Flat/Unit/Apartment (Res)
Land Size: 415 sqm approx
Agent Comments

Indicative Selling Price
\$650,000

Median House Price
24/01/2022 - 23/01/2023: \$835,000

Comparable Properties



826A Chisholm St BLACK HILL 3350 (REI/VG) **Agent Comments**



Price: \$720,000
Method: Private Sale
Date: 07/03/2022
Property Type: House
Land Size: 304 sqm approx



826B Chisholm St BLACK HILL 3350 (REI/VG) **Agent Comments**



Price: \$715,000
Method: Private Sale
Date: 16/02/2022
Property Type: Townhouse (Res)
Land Size: 287 sqm approx



3/420 Sherrard St BLACK HILL 3350 (REI/VG) **Agent Comments**



Price: \$660,000
Method: Private Sale
Date: 31/01/2022
Property Type: House