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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 offer	ed for sa	ıle								
A Including sub locality andpo	burb or	4 Yorkshire Court, Nerrina Vic 3350								
Indicative selli	ing price	;								
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	1 \$675,000			&		\$695,000				
Median sale price										
Median price	\$640,500		House	e X	Unit		Suburb or locality	Nerrina		
Period - From	01/07/20	17	to 3	0/06/2018		Source	REIV			

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Add	dress of comparable property	Price	Date of sale
1	11 Jewel Ct NERRINA 3350	\$735,000	31/07/2018
2	22 Waranga St NERRINA 3350	\$700,000	06/05/2017
3	31 Heights Cr BALLARAT NORTH 3350	\$695,000	14/02/2018

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.

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> **Indicative Selling Price** \$675,000 - \$695,000 **Median House Price** Year ending June 2018: \$640,500



Rooms:

Property Type: House Land Size: 1000 sqm approx

Agent Comments

Comparable Properties



11 Jewel Ct NERRINA 3350 (REI/VG)



Price: \$735,000 Method: Private Sale Date: 31/07/2018

Rooms: -

Property Type: House Land Size: 1033 sqm approx

22 Waranga St NERRINA 3350 (REI/VG)





Price: \$700.000 Method: Auction Sale Date: 06/05/2017

Rooms: -

Property Type: House (Res) Land Size: 1328 sqm approx

31 Heights Cr BALLARAT NORTH 3350 (VG)





Price: \$695,000 Method: Sale Date: 14/02/2018

Rooms: -

Property Type: House (Res) Land Size: 1000 sqm approx

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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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