

## 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

4 Yorkshire Court, Nerrina Vic 3350

#### Indicative selling price

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

Range between \$675,000 & \$695,000

#### Median sale price

Median price \$640,500 House ☒ Unit ☐ Suburb or locality Nerrina

Period - From 01/07/2017 to 30/06/2018 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 | 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.

4 Yorkshire Court, Nerrina Vic 3350

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**Indicative Selling Price**

\$675,000 - \$695,000

**Median House Price**

Year ending June 2018: \$640,500



 3    2    2

**Rooms:**

**Property Type:** House

**Land Size:** 1000 sqm approx

Agent Comments

## Comparable Properties



**11 Jewel Ct NERRINA 3350 (REI/VG)**

Agent Comments

 4    2    4

**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)**

Agent Comments

 4    2    2

**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)**

Agent Comments

 4    -    -

**Price:** \$695,000

**Method:** Sale

**Date:** 14/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1000 sqm approx