

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

56 Main Neerim Road, Neerim South Vic 3831

Indicative selling price

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

Range between

\$479,000

&

\$509,000

Median sale price

Median price

\$610,000

Property Type

House

Suburb

Neerim South

Period - From

18/04/2021

to

17/04/2022

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 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 Burtonwood Ct NEERIM SOUTH 3831	\$505,000	02/01/2021
2			
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:

18/04/2022 13:55

56 Main Neerim Road, Neerim South Vic 3831



 4  - 

Property Type:
Divorce/Estate/Family Transfers
Land Size: 866 sqm approx
Agent Comments

Indicative Selling Price
\$479,000 - \$509,000
Median House Price
18/04/2021 - 17/04/2022: \$610,000

Comparable Properties

14 Burtonwood Ct NEERIM SOUTH 3831 (VG) **Agent Comments**

 3  -  -

Price: \$505,000
Method: Sale
Date: 02/01/2021
Property Type: House (Res)
Land Size: 2387 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



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