

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

12 St Mirren Drive, Nerrina, VIC 3350

Indicative selling price

Single Price or Range between

\$695,000 - \$735,000

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

Median sale price

Median Price

\$650,000

Property Type

House

Suburb

NERRINA

Period From

19/03/2018

Period To

19/09/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**32 WARANGA STREET
NERRINA**

4 2 2

Price \$730,000

Date of Sale 01/02/2019

Land 1369 sqm



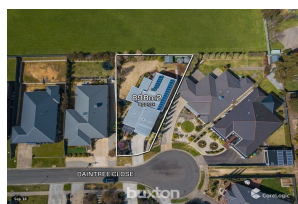
**6 GOLDFIELD COURT
NERRINA**

4 2 2

Price \$725,000

Date of Sale 23/01/2019

Land 1100 sqm



**4 DAINTREE CLOSE
BALLARAT NORTH**

4 2 2

Price \$710,000

Date of Sale 13/11/2018

Land 900 sqm