

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

105 Arapiles Street, Nerrina Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$605,000

&

\$635,000

Median sale price

Median price \$625,000

House

X

Unit

Suburb or locality Nerrina

Period - From 01/04/2018

to

31/03/2019

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		
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.~~



Rooms: 5

Property Type: Retail - Mixed Use
(Unspecified)

Land Size: 1724 sqm approx

Agent Comments

Great opportunity to purchase an immaculate family home located in popular Nerrina, with beautiful bush walking and bike trails at your back door, but only minutes to the city centre, the Ballarat Train station, restaurants and cafes, and all the city has to offer. This spacious four-bedroom, two-bathroom residence sits on an expansive 1724m2 (approx.) allotment, perfect for the whole family to enjoy.

Comparable Properties

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