

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 andpostcode

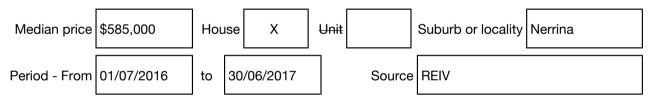
23 Falkirk Road, Nerrina Vic 3350

#### Indicative selling price

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

Single price \$685,000

#### Median sale price



#### 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	204 Norman St BALLARAT NORTH 3350	\$662,000	25/07/2017
2	22 Waranga St NERRINA 3350	\$700,000	06/05/2017
3	2 Goldfield Ct NERRINA 3350	\$735,000	16/06/2017

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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propertydata

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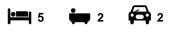
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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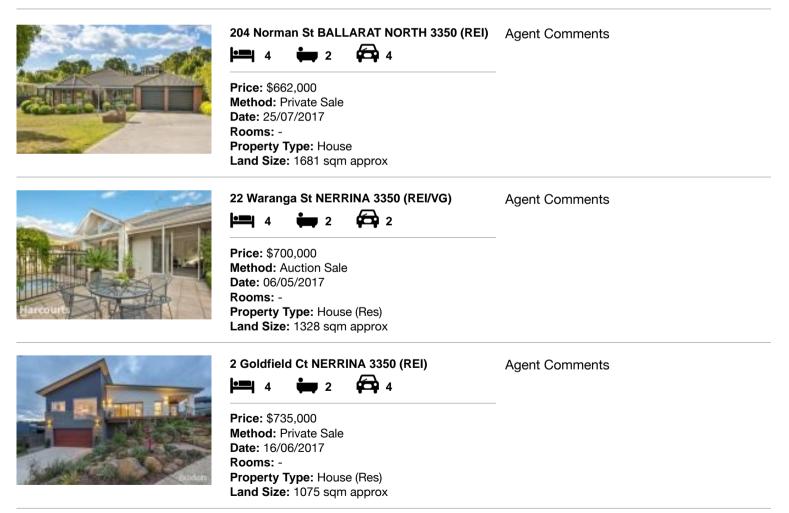




Rooms: Property Type: House Land Size: 1189 sqm approx Agent Comments 0400 506 881 sean@ballaratpropertygroup.com.au Indicative Selling Price

\$685,000 Median House Price Year ending June 2017: \$585,000

## **Comparable Properties**



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