

## 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

23 Falkirk Road, Nerrina Vic 3350

#### Indicative selling price

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

Single price \$685,000

#### Median sale price

Median price \$585,000 House X Unit Suburb or locality Nerrina

Period - From 01/07/2016 to 30/06/2017 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	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.~~



 5  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 1189 sqm approx

Agent Comments

## Comparable Properties



**204 Norman St BALLARAT NORTH 3350 (REI)** Agent Comments

 4  2  4

**Price:** \$662,000

**Method:** Private Sale

**Date:** 25/07/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 1681 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



**2 Goldfield Ct NERRINA 3350 (REI)** Agent Comments

 4  2  4

**Price:** \$735,000

**Method:** Private Sale

**Date:** 16/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1075 sqm approx