

## 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

228 Nerrina 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)

Range between \$760,000

&

\$795,000

#### Median sale price

Median price \$592,500

House

X

Unit

Suburb or locality Nerrina

Period - From 01/01/2017

to

31/12/2017

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		
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.



 4  2.5  2

**Rooms:** 6

**Property Type:** Land

**Land Size:** 1070 sqm approx

Agent Comments

The large proportions of this contemporary home offer an enviable lifestyle perfectly suiting a family on the go. The home comprises 4 double bedrooms including the master which features walk-in robe and stylish ensuite with twin vanities and walk in shower. The kitchen is a focal point and is superbly appointed with all the modern must-haves including stone waterfall benches, live cooking appliances and a full butler's pantry. Walls of glass encase the expansive main living zone which encompasses family living, formal and informal dining areas.

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