

## 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

6 Goldfield Court, 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 \$745,000

&

\$765,000

#### Median sale price

Median price \$625,000

House

X

Unit

Suburb or locality Nerrina

Period - From 01/10/2017

to

30/09/2018

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	10 Gracefield Dr BROWN HILL 3350	\$760,000	12/06/2018
2	11 Jewel Ct NERRINA 3350	\$735,000	31/07/2018
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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**Indicative Selling Price**

\$745,000 - \$765,000

**Median House Price**

Year ending September 2018: \$625,000

**Rooms:****Property Type:**

Agent Comments

Overlooking the twinkling lights of Ballarat, this delightful home sits above the city, away from the hustle and bustle of life, yet still so close to town. This modern home was designed with timeless style and character, which you see as soon as you step foot onto the property. The beautiful manicured gardens, charming private outdoor area with views to Mt Buninyong, double rear access for the caravan & boat and a seamless flow between indoors and outdoors, this home gives a sense of place and calm.

## Comparable Properties

**10 Gracefield Dr BROWN HILL 3350 (REI/VG)**

Agent Comments

**Price:** \$760,000**Method:** Private Sale**Date:** 12/06/2018**Rooms:** -**Property Type:** House**Land Size:** 2348 sqm approx**11 Jewel Ct NERRINA 3350 (REI/VG)**

Agent Comments

**Price:** \$735,000**Method:** Private Sale**Date:** 31/07/2018**Rooms:** -**Property Type:** House**Land Size:** 1033 sqm approx**2 Goldfield Ct NERRINA 3350 (REI/VG)**

Agent Comments

**Price:** \$735,000**Method:** Private Sale**Date:** 16/06/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1075 sqm approx