### 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	190 Nerrina Road, Nerrina Vic 3350
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$395,000

#### Median sale price

Median price	\$330,000	Pro	perty Type	Vacan	nt land		Suburb	Nerrina
Period - From	15/12/2024	to	14/12/2025		So	urce	Property	v Data

#### 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	832c Chisholm St BLACK HILL 3350	\$389,000	22/09/2025
2	26 Divot Cirt INVERMAY PARK 3350	\$430,000	29/08/2025
3	28 Divot Cirt INVERMAY PARK 3350	\$430,000	28/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	15/12/2025 15:55













Property Type: Land Land Size: 750 sqm approx **Agent Comments** 

**Indicative Selling Price** \$395,000 **Median Land Price** 15/12/2024 - 14/12/2025: \$330,000

# Comparable Properties



832c Chisholm St BLACK HILL 3350 (REI/VG)







Price: \$389,000 Method: Private Sale Date: 22/09/2025 Property Type: Land

Land Size: 796 sqm approx

**Agent Comments** 

26 Divot Cirt INVERMAY PARK 3350 (VG)











Agent Comments

Price: \$430,000 Method: Sale Date: 29/08/2025 Property Type: Land

Land Size: 794 sqm approx

28 Divot Cirt INVERMAY PARK 3350 (VG)







Agent Comments

Price: \$430,000 Method: Sale Date: 28/08/2025 Property Type: Land

Land Size: 805 sqm approx

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