

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

1 Falkirk Road, Nerrina Vic 3350

Indicative selling price

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

Range between

\$745,000

&

\$765,000

Median sale price

Median price

\$762,500

Property Type

House

Suburb

Nerrina

Period - From

22/05/2023

to

21/05/2024

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 18 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	12 Brooksbank Ct BLACK HILL 3350	\$780,400	23/10/2023
2	15 Falkirk Rd NERRINA 3350	\$770,000	06/03/2024
3	7 Falkirk Rd NERRINA 3350	\$755,000	15/11/2023

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 18 months.~~

This Statement of Information was prepared on:

22/05/2024 10:24



4 2 2

Property Type: House (Res)

Land Size: 673 sqm approx

Agent Comments

Indicative Selling Price

\$745,000 - \$765,000

Median House Price

22/05/2023 - 21/05/2024: \$762,500

Comparable Properties



12 Brooksbank Ct BLACK HILL 3350 (REI/VG) Agent Comments

3 2 4

Price: \$780,400

Method: Private Sale

Date: 23/10/2023

Property Type: House

Land Size: 1619 sqm approx



15 Falkirk Rd NERRINA 3350 (REI) Agent Comments

3 2 2

Price: \$770,000

Method: Private Sale

Date: 06/03/2024

Property Type: House (Res)



7 Falkirk Rd NERRINA 3350 (REI/VG) Agent Comments

4 2 2

Price: \$755,000

Method: Private Sale

Date: 15/11/2023

Property Type: House

Land Size: 580 sqm approx

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