

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

14a Lofven Street, Nerrina Vic 3350

Indicative selling price

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

Range between

\$785,000

&

\$815,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Nerrina

Period - From

05/02/2023

to

04/02/2024

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	832 Chisholm St BLACK HILL 3350	\$900,000	18/11/2023
2	4 Rampling Way NERRINA 3350	\$873,000	18/10/2022
3	10/11 Caselli St BALLARAT EAST 3350	\$810,000	11/10/2023

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:

05/02/2024 13:33



Property Type: House
Land Size: 452 sqm approx
 Agent Comments

Indicative Selling Price
 \$785,000 - \$815,000
Median House Price
 05/02/2023 - 04/02/2024: \$680,000

Comparable Properties



832 Chisholm St BLACK HILL 3350 (REI/VG) Agent Comments



Price: \$900,000
Method: Private Sale
Date: 18/11/2023
Property Type: House
Land Size: 503 sqm approx



4 Rampling Way NERRINA 3350 (VG) Agent Comments



Price: \$873,000
Method: Sale
Date: 18/10/2022
Property Type: House (Res)
Land Size: 608 sqm approx

10/11 Caselli St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$810,000
Method: Private Sale
Date: 11/10/2023
Property Type: Townhouse (Res)

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300