

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 and
postcode

32 SHIRLEY ROAD NEERIM SOUTH VIC 3831

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$795,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

House

Suburb

Neerim South

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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

36 SHIRLEY ROAD NEERIM SOUTH VIC 3831	\$1,000,000	24-Feb-23
58 QUEEN STREET NEERIM SOUTH VIC 3831	\$940,000	27-Sep-23
1006 JACKSONS TRACK JINDIVICK VIC 3818	\$850,000	08-Jan-24

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: 14 June 2024



36 SHIRLEY ROAD NEERIM SOUTH VIC 3831 Sold Price **\$1,000,000** Sold Date **24-Feb-23**

4 2 2

Distance **0.04km**



58 QUEEN STREET NEERIM SOUTH VIC 3831 Sold Price **\$940,000** Sold Date **27-Sep-23**

3 2 2

Distance **1.08km**



1006 JACKSONS TRACK JINDIVICK VIC 3818 Sold Price ^{RS} **\$850,000** Sold Date **08-Jan-24**

3 2 2

Distance **4.83km**

RS = Recent sale

UN = Undisclosed Sale

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