

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

26 Hattah Street, Nerrina, VIC 3350

Indicative selling price

Single Price or Range between

\$880,000 - \$940,000

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

Median sale price

Median Price \$620,000	Property Type House	Suburb NERRINA
Period From 12/06/2018	Period To 12/12/2019	Source Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**44 CARRAMAR DRIVE
INVERMAY**

4 2 6

Price \$930,000
Date of Sale 03/10/2019
Land 21340 sqm



**19 PINEVALE WAY
BALLARAT NORTH**

5 2 4

Price \$825,000
Date of Sale 29/03/2019
Land 1181 sqm



**29 DAWES ROAD
INVERMAY**

3 2 2

Price \$924,000
Date of Sale 13/08/2018
Land 20234 sqm