

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

23 Lofven Street, Nerrina Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$225,000

Median sale price

Median price \$585,000 House ☒ Unit ☐ Suburb or locality Nerrina

Period - From 01/10/2016 to 30/09/2017 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 eighteen 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	6 Mopoke La BLACK HILL 3350	\$240,000	03/10/2017
2	53 Pinevale Way BALLARAT NORTH 3350	\$220,000	21/02/2017
3	16 Napier St BLACK HILL 3350	\$205,000	27/05/2017

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 eighteen months.~~



Rooms:
Property Type: Land
 Agent Comments

Indicative Selling Price
 \$225,000

Median House Price
 Year ending September 2017: \$585,000

•Fully serviced block with magnificent views •land size 900m2 •Great walking and bike trails •Close to Ballarat City Centre •Close proximity to sporting facilities, Schools and public transport Great opportunity to purchase a home site in the tranquil bush surrounds of Nerrina and Brown Hill, please phone Steve McCulloch for further information.

Comparable Properties



6 Mopoke La BLACK HILL 3350 (REI)

Agent Comments



Price: \$240,000
Method: Private Sale
Date: 03/10/2017
Rooms: -
Property Type: Land
Land Size: 634 sqm approx

53 Pinevale Way BALLARAT NORTH 3350 (VG) Agent Comments



Price: \$220,000
Method: Sale
Date: 21/02/2017
Rooms: -
Property Type: Land
Land Size: 909 sqm approx



16 Napier St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$205,000
Method: Private Sale
Date: 27/05/2017
Rooms: -
Property Type: Land (Res)
Land Size: 513 sqm approx