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 andpostcode

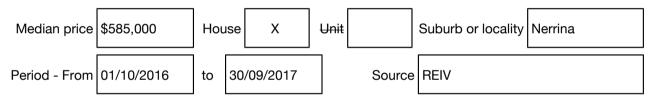
23 Lofven Street, Nerrina Vic 3350

Indicative selling price

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

Single price \$225,000

Median sale price



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





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



Price: \$240,000 Method: Private Sale Date: 03/10/2017

6 Mopoke La BLACK HILL 3350 (REI)

Date: 03/10/2017 Rooms: -Property Type: Land Land Size: 634 sqm approx Agent Comments

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

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