

WE DELIVER RESULTS

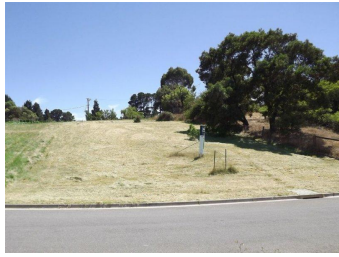
STATEMENT OF INFORMATION

8 TEMPERANCE COURT, NERRINA, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 TEMPERANCE COURT, NERRINA, VIC

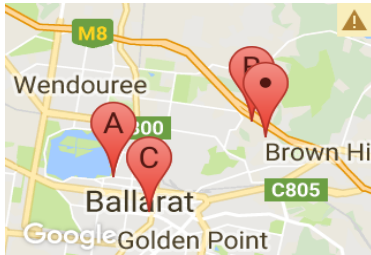
4 2 2

Indicative Selling Price

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

Price Range: **\$1,250,000 to \$1,250,000**

MEDIAN SALE PRICE



NERRINA, VIC, 3350

Suburb Median Sale Price (House)

\$585,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



133 WEBSTER ST, LAKE WENDOUREE, VIC 3350

4 2 1

Sale Price

\$1,200,000

Sale Date: 16/05/2017

Distance from Property: 4.2km



18 RAMPLING WAY, NERRINA, VIC 3350

4 2 2

Sale Price

\$1,100,000

Sale Date: 02/11/2016

Distance from Property: 573m



111 DAWSON ST, BALLARAT CENTRAL, VIC

5 3 4

Sale Price

\$1,150,000

Sale Date: 03/02/2017

Distance from Property: 3.8km



This report has been compiled on 09/02/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 TEMPERANCE COURT, NERRINA, VIC 3350

Indicative selling price

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

Price Range: \$1,250,000 to \$1,250,000

Median sale price

Median price \$585,000

House

Unit

Suburb

NERRINA

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
133 WEBSTER ST, LAKE WENDOUREE, VIC 3350	\$1,200,000	16/05/2017
18 RAMPLING WAY, NERRINA, VIC 3350	\$1,100,000	02/11/2016
111 DAWSON ST, BALLARAT CENTRAL, VIC 3350	\$1,150,000	03/02/2017