

WE DELIVER RESULTS

STATEMENT OF INFORMATION

5 LOFVEN STREET, NERRINA, VIC 3350

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 LOFVEN STREET, NERRINA, VIC 3350

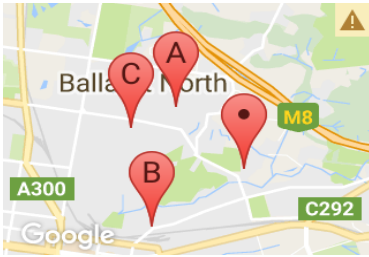
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Indicative Selling Price

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

Price Range: **345,000 to 365,000**

MEDIAN SALE PRICE



NERRINA, VIC, 3350

Suburb Median Sale Price (House)

\$615,000

01 July 2016 to 30 June 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.



210 WALKER ST, BALLARAT NORTH, VIC 3350

3 1 1

Sale Price

***\$355,168**

Sale Date: 27/06/2017

Distance from Property: 1.3km



103 HUMFFRAY ST, BALLARAT EAST, VIC 3350

3 1 2

Sale Price

Price Withheld

Sale Date: 17/06/2017

Distance from Property: 1.5km



805 HAVELOCK ST, SOLDIERS HILL, VIC 3350

3 1 1

Sale Price

***\$363,500**

Sale Date: 09/06/2017

Distance from Property: 1.6km



This report has been compiled on 06/07/2017 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2017 - 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

5 LOFVEN STREET, NERRINA, VIC 3350

Indicative selling price

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

Price Range: 345,000 to 365,000

Median sale price

Median price \$615,000

House

Unit

Suburb

NERRINA

Period 01 July 2016 to 30 June 2017

Source



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
210 WALKER ST, BALLARAT NORTH, VIC 3350	*\$355,168	27/06/2017
103 HUMFFRAY ST, BALLARAT EAST, VIC 3350	Price Withheld	17/06/2017
805 HAVELOCK ST, SOLDIERS HILL, VIC 3350	*\$363,500	09/06/2017