

## STATEMENT OF INFORMATION

3 WARANGA STREET, NERRINA, VIC 3350 PREPARED BY SHANE BRENNAN, RED CIRCLE REAL ESTATE BALLARAT



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 3 WARANGA STREET, NERRINA, VIC 3350 🕮 4 🕒 2 🚓 2

\$567,500







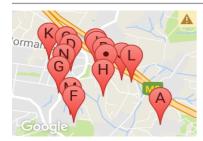
**Indicative Selling Price** 

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

Single Price:

Provided by: Shane Brennan, Red Circle Real Estate Ballarat

#### **MEDIAN SALE PRICE**



## **NERRINA, VIC, 3350**

**Suburb Median Sale Price (House)** 

\$585,000

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.



#### 7 HILLCREST RD, NERRINA, VIC 3350







Sale Price

\*\$465,000

Sale Date: 06/06/2017

Distance from Property: 948m





#### 224 NERRINA RD, NERRINA, VIC 3350







Sale Price

\*\$600,000

Sale Date: 29/05/2017

Distance from Property: 104m





134 MOOLA ST, BALLARAT NORTH, VIC 3350







Sale Price

\*\$458,000

Sale Date: 26/05/2017

Distance from Property: 579m







19 SCENIC CRES, BALLARAT NORTH, VIC 3350 🕮 4 🕒 3 🚓 2

Sale Price \*\$550,000

Sale Date: 10/05/2017







1 MERRICK AVE, NERRINA, VIC 3350





Sale Price

\$585,000

Sale Date: 27/01/2017

Distance from Property: 257m





8 LEERAMA CRT, BLACK HILL, VIC 3350





Sale Price

\$630,000

Sale Date: 06/01/2017

Distance from Property: 735m





9 MOOLA ST, BLACK HILL, VIC 3350





**Sale Price** 

\$416,500

Sale Date: 09/12/2016

Distance from Property: 645m





26 WARANGA ST, NERRINA, VIC 3350





Sale Price

\$520,000

Sale Date: 16/11/2016

Distance from Property: 222m







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Sale Price

\$735,000

Sale Date: 25/10/2016

Distance from Property: 216m





14 GUINEVEVE ST, NERRINA, VIC 3350







Sale Price

\$640,000

Sale Date: 24/09/2016







218 SIMPSON ST, BALLARAT NORTH, VIC 3350 🕮 4 🕒 2 🚓 2







**Sale Price** 

\$520,000

Sale Date: 21/06/2016

Distance from Property: 811m





9 ARAPILES ST, NERRINA, VIC 3350









**Sale Price** 

**Price Withheld** 

Sale Date: 21/06/2017

Distance from Property: 330m





111 DUGGAN ST, BLACK HILL, VIC 3350







**Sale Price** 

\$451,000

Sale Date: 02/02/2017

Distance from Property: 680m







## 108 MOOLA ST, BALLARAT NORTH, VIC 3350 🚊 5 😓 2 😓 3







Sale Price \$526,500

Sale Date: 14/09/2016

Distance from Property: 552m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sale
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Address Including suburb and postcode	3 WARANGA STREET, NERRINA, VIC 3350
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## Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/under	quoting

Single Price:	\$567,500
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### Median sale price

Median price	\$585,000	House	X	Unit		Suburb	NERRINA
Period	01 July 2016 to 30 June 2017		Source		p	ricefinder	

## 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
7 HILLCREST RD, NERRINA, VIC 3350	*\$465,000	06/06/2017
224 NERRINA RD, NERRINA, VIC 3350	*\$600,000	29/05/2017
134 MOOLA ST, BALLARAT NORTH, VIC 3350	*\$458,000	26/05/2017
19 SCENIC CRES, BALLARAT NORTH, VIC 3350	*\$550,000	10/05/2017



1 MERRICK AVE, NERRINA, VIC 3350	\$585,000	27/01/2017
8 LEERAMA CRT, BLACK HILL, VIC 3350	\$630,000	06/01/2017
9 MOOLA ST, BLACK HILL, VIC 3350	\$416,500	09/12/2016
26 WARANGA ST, NERRINA, VIC 3350	\$520,000	16/11/2016
3 RAMPLING WAY, NERRINA, VIC 3350	\$735,000	25/10/2016
14 GUINEVEVE ST, NERRINA, VIC 3350	\$640,000	24/09/2016
218 SIMPSON ST, BALLARAT NORTH, VIC 3350	\$520,000	21/06/2016
9 ARAPILES ST, NERRINA, VIC 3350	Price Withheld	21/06/2017
111 DUGGAN ST, BLACK HILL, VIC 3350	\$451,000	02/02/2017
108 MOOLA ST, BALLARAT NORTH, VIC 3350	\$526,500	14/09/2016

