

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

Indicative Selling Price

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

Single Price: **\$567,500**

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: 

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

 4  2  6

Sale Price

***\$465,000**

Sale Date: 06/06/2017

Distance from Property: 948m



224 NERRINA RD, NERRINA, VIC 3350

 4  2  2

Sale Price

***\$600,000**

Sale Date: 29/05/2017

Distance from Property: 104m



134 MOOLA ST, BALLARAT NORTH, VIC 3350

 4  2  2

Sale Price

***\$458,000**

Sale Date: 26/05/2017

Distance from Property: 579m



This report has been compiled on 27/07/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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19 SCENIC CRES, BALLARAT NORTH, VIC 3350  4  3  2

Sale Price
***\$550,000**

Sale Date: 10/05/2017

Distance from Property: 486m 



1 MERRICK AVE, NERRINA, VIC 3350  4  2  2

Sale Price
\$585,000

Sale Date: 27/01/2017

Distance from Property: 257m 



8 LEERAMA CRT, BLACK HILL, VIC 3350  4  2  2

Sale Price
\$630,000

Sale Date: 06/01/2017

Distance from Property: 735m 



9 MOOLA ST, BLACK HILL, VIC 3350  4  2  2

Sale Price
\$416,500

Sale Date: 09/12/2016

Distance from Property: 645m 



26 WARANGA ST, NERRINA, VIC 3350  4  2  2

Sale Price
\$520,000

Sale Date: 16/11/2016

Distance from Property: 222m 



3 RAMPLING WAY, NERRINA, VIC 3350

 4  2  2

Sale Price
\$735,000

Sale Date: 25/10/2016

Distance from Property: 216m



14 GUINEVEVE ST, NERRINA, VIC 3350

 4  2  2

Sale Price
\$640,000

Sale Date: 24/09/2016

Distance from Property: 199m



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

 5  3  6

Sale Price
Price Withheld

Sale Date: 21/06/2017

Distance from Property: 330m



111 DUGGAN ST, BLACK HILL, VIC 3350

 5  2  5

Sale Price
\$451,000

Sale Date: 02/02/2017

Distance from Property: 680m





108 MOOLA ST, BALLARAT NORTH, VIC 3350



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

Property offered for sale

Address
Including suburb and
postcode

3 WARANGA STREET, NERRINA, VIC 3350

Indicative selling price

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

Single Price:

\$567,500

Median sale price

Median price

\$585,000

House

Unit

Suburb

NERRINA

Period

01 July 2016 to 30 June 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
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