

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 and postcode

14 Lofven Street, Nerrina Vic 3350

Indicative selling price

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

Range between

\$159,000

&

\$174,000

Median sale price

Median price

\$605,000

House

X

Unit

Suburb or locality

Nerrina

Period - From

01/01/2018

to

31/12/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

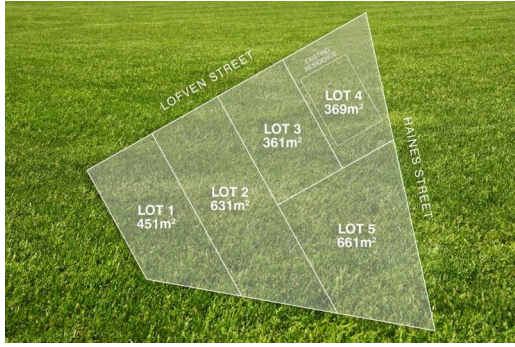
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	Lot 2/23 Lofven St NERRINA 3350	\$215,000	08/08/2018
2	lot 3/23 Lofven St NERRINA 3350	\$200,000	21/08/2018
3	113 Lofven St NERRINA 3350	\$170,000	15/06/2018

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.~~

14 Lofven Street, Nerrina Vic 3350



Rooms:
Property Type: House (Res)
Land Size: 2474 sqm approx
Agent Comments

Indicative Selling Price
\$159,000 - \$174,000
Median House Price
Year ending December 2018: \$605,000

Comparable Properties



Lot 2/23 Lofven St NERRINA 3350 (REI)

Agent Comments



Price: \$215,000
Method: Private Sale
Date: 08/08/2018
Rooms: -
Property Type: Land



lot 3/23 Lofven St NERRINA 3350 (REI)

Agent Comments



Price: \$200,000
Method: Private Sale
Date: 21/08/2018
Rooms: -
Property Type: Land



113 Lofven St NERRINA 3350 (REI/VG)

Agent Comments



Price: \$170,000
Method: Private Sale
Date: 15/06/2018
Rooms: -
Property Type: Land
Land Size: 1568 sqm approx