

# 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

24 Waranga Street, Nerrina Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$869,000 & \$899,000

### Median sale price

Median price \$762,500 Property Type House Suburb Nerrina

Period - From 29/10/2023 to 28/10/2024 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 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
1	209 Havelock St SOLDIERS HILL 3350	\$860,000	18/04/2024
2	46 Apple Orchard Dr BROWN HILL 3350	\$900,000	27/10/2023
3	2 Park View Ct BALLARAT NORTH 3350	\$875,000	17/08/2023

**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 18 months.~~

This Statement of Information was prepared on:

29/10/2024 09:30



4 2 2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1328 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$869,000 - \$899,000  
**Median House Price**  
 29/10/2023 - 28/10/2024: \$762,500

## Comparable Properties



**209 Havelock St SOLDIERS HILL 3350 (REI)**

Agent Comments

5 2 -

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 18/04/2024  
**Property Type:** House (Res)



**46 Apple Orchard Dr BROWN HILL 3350 (REI/VG)**

Agent Comments

4 2 3

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** House  
**Land Size:** 920 sqm approx



**2 Park View Ct BALLARAT NORTH 3350 (REI/VG)**

Agent Comments

5 2 6

**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 17/08/2023  
**Property Type:** House  
**Land Size:** 1784 sqm approx

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