



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**13 Falkirk Road,
NERRINA 3350**

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$530,000 - \$550,000

Median sale price

Median **House** for **Nerrina** for period **Oct 2017 - Sep 2018**

Sourced from **REIV**.

\$625,000

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

3a Ivey Street,
Nerrina 3350

Price **\$550,000** Sold 26 July
2018

209 Simpson Street,
Ballarat North 3350

Price **\$520,000** Sold 26 April
2018

1 Phillipa Court,
Invermay Park 3350

Price **\$500,000** Sold 27
August 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Ray White Ballarat

37 Lydiard Street South,
Ballarat VIC 3350

Contact agents



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