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 and postcode	163 NASHS ROAD SCOTSBURN VIC 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,150,000	~~or range between~~		&	

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980.*

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
301 SCOTT STREET BUNINYONG VIC 3357	$1,170,000	11-Mar-25
114 FISKEN ROAD MOUNT HELEN VIC 3350	$1,100,000	11-Jun-24
4 SOMERVILLE STREET BUNINYONG VIC 3357	$1,200,000	21-Feb-24

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.~~

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Brittany Holland
M 0429953238
E brittanyh@prdballarat.com.au



301 SCOTT STREET BUNINYONG VIC 3357

5 2 -

Sold Price RS $1,170,000 Sold Date 11-Mar-25

Distance 3.29km



114 FISKEN ROAD MOUNT HELEN VIC 3350

4 2 2

Sold Price $1,100,000 Sold Date 11-Jun-24

Distance 4.97km



4 SOMERVILLE STREET BUNINYONG VIC 3357

4 2 12

Sold Price $1,200,000 Sold Date 21-Feb-24

Distance 2.35km

RS = Recent sale **UN** = Undisclosed Sale

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