

## Statement of Information

Single residential property

Sections 47AF of the Estate Agents Act 1980

### Indicative selling price

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

Range between

\$570,000

&

\$610,000

### Median sale price

No data available for Nichols Point

### Comparable property sales

These are the three properties sold within two 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 27 CREATON LANE, IRYMPLE, VIC 3498	\$550,000	14/04/2016
2 1 HERITAGE CRT, IRYMPLE, VIC 3498	\$550,000	10/05/2017
3 143 KOORLONG AVE, NICHOLS POINT, VIC 3501	\$610,000	24/09/2016