



25 Madden Avenue Mildura  
PO Box 5095 Mildura Vic 3502  
t 03 5022 9200  
e info@trem.com.au  
w tierneyrealestatemildura.com.au

Tierney Real Estate Mildura Pty Ltd ABN 59 169 960 301  
ACN 169 960 301 J.M. Grogan Licensed Estate Agent

## Statement of Information

Single residential property

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and  
postcode

6 MONARCH COURT, NICHOLS POINT

### Indicative selling price

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

Range between

\$505,000

&

\$550,000

### Median sale price

Median price

\$490,000  
4 Bed only  
Available  
data

House

✓

Suburb  
or locality

Nichols Point,  
3501

Period - From

01/03/19

to

11/04/2019

Source

<https://www.realestate.com.au/neighbourhoods/>

**<<Delete if no median price available>>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

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
1 746 Cureton Avenue, Nichols Point	\$526,000	02/10/2017
2 69 Belar Avenue, Nichols Point	\$550,000	28/05/2018
3 3216 Eleventh Street, Nichols Point	\$505,000	09/10/2018

**<<Delete if less than 3 comparables>>**The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.

