

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

Range between

\$495,000

&

\$544,500

Median sale price

Median price

\$396,000

House



Suburb
or locality

Nichols Point

Period - From

March 2017

to

Feb 2018

Source

Core Logic

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 3 Carra Court, Nichols Point Vic 3501	\$595,000	29/08/2017
2 3262 Eleventh Street, Nichols Point Vic 3501	\$530,000	04/09/2017
3 746 Cureton Avenue, Nichols Point	\$526,000	02/10/2017