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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

## Indicative selling price

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

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Range between		\$495,000	&	\$	5544,500			
Median sale	price							
Median price	\$396,000	Hous	se 🗸	C	Subur r localit	b Nichols Poin	nt	
Period - From	March 2017	to Feb	2018	Source	Core L	ogic		

## 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