

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

9 Shearers Close Nicholson VIC 3882

Indicative selling price

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

Single Price

\$162,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$147,250

Property type

Land

Suburb

Nicholson

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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

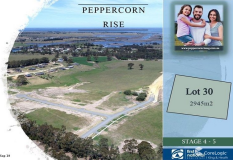



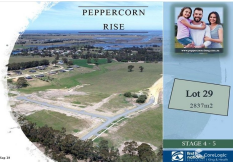



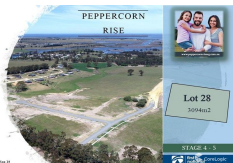



Date of sale

14 Peppercorn Way Nicholson VIC 3882	\$150,000	15-Jul-19
16 Peppercorn Way Nicholson VIC 3882	\$155,000	14-May-19
18 Peppercorn Way Nicholson VIC 3882	\$155,000	03-Jun-19

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.~~

This Statement of Information was prepared on: 07 April 2020

	14 Peppercorn Way Nicholson VIC 3882	Sold Price	\$150,000	Sold Date	15-Jul-19
	 -  -  -			Distance	0.25km
	16 Peppercorn Way Nicholson VIC 3882	Sold Price	\$155,000	Sold Date	14-May-19
	 -  -  -			Distance	0.28km
	18 Peppercorn Way Nicholson VIC 3882	Sold Price		Sold Date	03-Jun-19
	 4  2  2			Distance	0.32km

RS = Recent sale

UN = Undisclosed Sale

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