

## 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

65B THE RIVERSIDE NICHOLSON VIC 3882

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Nicholson

Period-from

01 Nov 2021

to

31 Oct 2022

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

10 LANDSMAN DRIVE NICHOLSON VIC 3882	\$1,000,000	16-Feb-22
17 DAVIDSON DRIVE WY YUNG VIC 3875	\$1,080,000	20-Sep-22
45 DOOLEY STREET WY YUNG VIC 3875	\$925,000	11-Aug-22

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: 10 November 2022



**10 LANDSMAN DRIVE NICHOLSON VIC 3882** Sold Price **\$1,000,000** Sold Date **16-Feb-22**

 4  2  16

Distance **1.54km**



**17 DAVIDSON DRIVE WY YUNG VIC 3875** Sold Price <sup>RS</sup> **\$1,080,000** <sup>UN</sup> Sold Date **20-Sep-22**

 4  3  6

Distance **9.35km**



**45 DOOLEY STREET WY YUNG VIC 3875** Sold Price **\$925,000** Sold Date **11-Aug-22**

 4  2  5

Distance **11.56km**

**RS** = Recent sale **UN** = Undisclosed Sale

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