

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 or
locality and postcode

12 Nicholson Street, Sale Vic 3850

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$550,000 Property Type House Suburb Sale

Period - From 01/04/2022 to 30/06/2022 Source REIV

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
1	1 Rachel Ct SALE 3850	\$500,000	19/01/2022
2	10 Wellington Dr SALE 3850	\$489,000	11/03/2022
3	30 Coverdale Dr SALE 3850	\$482,500	17/03/2022

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:

19/08/2022 09:54



Property Type:

Divorce/Estate/Family Transfers

Land Size: 1075 sqm approx

Agent Comments

Comparable Properties

1 Rachel Ct SALE 3850 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 19/01/2022

Property Type: House (Res)

Land Size: 1056 sqm approx



10 Wellington Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$489,000

Method: Private Sale

Date: 11/03/2022

Property Type: House

Land Size: 835 sqm approx



30 Coverdale Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$482,500

Method: Private Sale

Date: 17/03/2022

Property Type: House

Land Size: 759 sqm approx