

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

18 SOUTHON TERRACE 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$206,450

Property type

Land

Suburb

Nicholson

Period-from

01 Sep 2021

to

31 Aug 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

13 WHITWORTH DRIVE NICHOLSON VIC 3882	\$239,950	31-May-22
14 SOUTHON TERRACE NICHOLSON VIC 3882	\$207,950	02-Aug-21
13 SOUTHON TERRACE NICHOLSON VIC 3882	\$201,950	28-Jun-21

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: 20 September 2022



**13 WHITWORTH DRIVE
NICHOLSON VIC 3882**

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Sold Price **\$239,950** Sold Date **31-May-22**

Distance **0.15km**



**14 SOUTHON TERRACE
NICHOLSON VIC 3882**

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Sold Price **\$207,950** Sold Date **02-Aug-21**

Distance **0.04km**



**13 SOUTHON TERRACE
NICHOLSON VIC 3882**

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Sold Price **\$201,950** Sold Date **28-Jun-21**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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