

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

121 KOORLONG AVENUE NICHOLS POINT VIC 3501

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Nichols Point

Period-from

01 Jun 2022

to

31 May 2023

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 TIREEL DRIVE NICHOLS POINT VIC 3501	\$710,000	21-Dec-21
214 KOORLONG AVENUE NICHOLS POINT VIC 3501	\$760,000	11-May-23
124 CURETON AVENUE NICHOLS POINT VIC 3501	\$640,000	04-Apr-23

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: 09 June 2023



13 TIREEL DRIVE NICHOLS POINT VIC 3501

 4  2  3

Sold Price

\$710,000

Sold Date

21-Dec-21

Distance

0.15km



214 KOORLONG AVENUE NICHOLS POINT VIC 3501

 3  2  5

Sold Price

^{RS} **\$760,000**

Sold Date

11-May-23

Distance

0.65km



124 CURETON AVENUE NICHOLS POINT VIC 3501

 3  2  2

Sold Price

^{RS} **\$640,000**

Sold Date

04-Apr-23

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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