

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

135 Stephenson Road 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$147,250

Property type

Land

Suburb

Nicholson

Period-from

01 Dec 2019

to

30 Nov 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

136 Waddells Road Nicholson VIC 3882	\$450,000	14-Apr-20
21 Carlyle Street Sarsfield VIC 3875	\$499,000	22-Jul-20
40 Glen Irvine Road Nicholson VIC 3882	\$530,000	08-Jul-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.~~

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136 Waddells Road Nicholson VIC 3882

Sold Price

\$450,000

Sold Date

14-Apr-20

4 1 2

Distance

1.02km



21 Carlyle Street Sarsfield VIC 3875

Sold Price

\$499,000

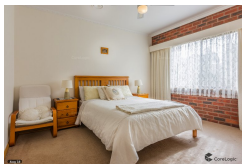
Sold Date

22-Jul-20

3 2 6

Distance

7.24km



40 Glen Irvine Road Nicholson VIC 3882

Sold Price

\$530,000

Sold Date

08-Jul-19

4 2 4

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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