



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**44 Ginquam Avenue,  
NICHOLS POINT 3501**

House

4 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$430,000 -  
\$465,000**

### Median sale price

Median **House** for **NICHOLS POINT** for period **Jul 2016 - Jul 2017**  
Sourced from **RP Data**.

**\$396,000**

### Comparable property sales

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 the most comparable to the property for sale.

**221 Koorlong Avenue,** Price **\$480,000** Sold 19 November 2016  
Nichols Point 3501

**615 Cureton Avenue,** Price **\$480,000** Sold 28 April 2017  
Nichols Point 3501

**66 First Street,** Price **\$480,000** Sold 14 January 2017  
Nichols Point 3501

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

### Contact agents

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