

# STATEMENT OF INFORMATION

361 STEPHENSON ROAD, NICHOLSON, VIC 3882

PREPARED BY CRAIG JENKINS, LOCKWOOD REAL ESTATE, PHONE: 0467802910

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**361 STEPHENSON ROAD, NICHOLSON,**

4 2 2

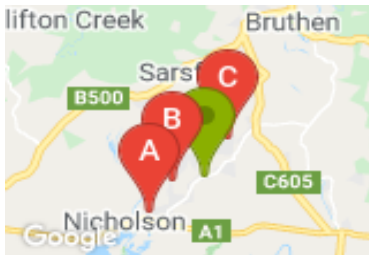
**Indicative Selling Price**

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

**Single Price: \$620,000**

Provided by: Craig Jenkins, Lockwood Real Estate

## MEDIAN SALE PRICE



**NICHOLSON, VIC, 3882**

**Suburb Median Sale Price (House)**

**\$482,000**

01 January 2020 to 31 December 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**57 PATERSON CRT, NICHOLSON, VIC 3882**

3 2 5

**Sale Price**

**\*\$595,000**

Sale Date: 14/12/2020

Distance from Property: 3.5km



**23 LIDDELLS RD, NICHOLSON, VIC 3882**

3 2 3

**Sale Price**

**\$575,000**

Sale Date: 18/09/2020

Distance from Property: 1.7km



**47 WOODLAND CRT, TAMBO UPPER, VIC 3885**

3 2 2

**Sale Price**

**\$575,000**

Sale Date: 01/08/2020

Distance from Property: 2.5km



This report has been compiled on 27/01/2021 by Lockwood Real Estate. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

361 STEPHENSON ROAD, NICHOLSON, VIC 3882

### Indicative selling price

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

Single Price:

\$620,000

### Median sale price

Median price

\$482,000

Property type

House

Suburb

NICHOLSON

Period

01 January 2020 to 31 December 2020

Source



### 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 most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

57 PATERSON CRT, NICHOLSON, VIC 3882	*\$595,000	14/12/2020
23 LIDDELLS RD, NICHOLSON, VIC 3882	\$575,000	18/09/2020
47 WOODLAND CRT, TAMBO UPPER, VIC 3885	\$575,000	01/08/2020

This Statement of Information was prepared on:

27/01/2021