

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 or
locality and postcode

59 Morpung Avenue, Nichols Point Vic 3501

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$260,000

&

\$286,000

Median sale price

Median price

\$430,000

Property type

House

Suburb

Nichols Point

Period - From

1 Feb 2019

to

31 Jan 2020

Source

Corelogic

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

1 336 Belar Avenue, Irymple Vic 3498	\$270,000	11/01/2019
2 172 Morpung Avenue, Irymple Vic 3498	\$270,000	04/06/2019
3 38 Cooke Street, Nichols Point Vic 3501	\$245,000	12/02/2019

This Statement of Information was prepared on: 4 February 2020