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## Statement of Information

Single residential property

Sections 47AF of the Estate Agents Act 1980

## Indicative selling price

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

	Range b	etween	\$465,000	&	\$485,000			
Median sale price								
Median price	\$500,000	Hous	se 🗸	Su or lo	burb Nichols Poin	t		
Period - From	01/01/2018	to 15/	/10/2018			te.com.au/neighbourhoods/		

## 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
1 615 CURETON AVENUE, NICHOLS POINT	\$480,000	28/04/2017
2 33 GINQUAM AVENUE, NICHOLS POINT	\$488,000	03/07/2017
3 2901 ELEVENTH STREET, IRYMPLE	\$485,000	20/02/2018