

## 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

181 First Street Nichols Point VIC 3501

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Nichols Point

Period-from

01 Mar 2019

to

29 Feb 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

146-148 Irymple Avenue Nichols Point VIC 3501	\$500,000	07-Apr-18
119 Koorlong Avenue Nichols Point VIC 3501	\$394,364	30-Jan-19
658 Cureton Avenue Nichols Point VIC 3501	\$435,000	14-Feb-20

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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Brenton Love  
P 50212200  
M 0418372756  
E brenton@collieandtierney.com.au



**146-148 Irymple Avenue Nichols Point VIC 3501**

4 2 2

Sold Price **\$500,000** Sold Date **07-Apr-18**

Distance **0.75km**



**119 Koorlong Avenue Nichols Point VIC 3501**

4 2 1

Sold Price **\$394,364** Sold Date **30-Jan-19**

Distance **1.62km**



**658 Cureton Avenue Nichols Point VIC 3501**

3 3 2

Sold Price <sup>RS</sup> **\$435,000** <sup>UN</sup> Sold Date **14-Feb-20**

Distance **1.94km**

RS = Recent sale UN = Undisclosed Sale

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