

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 67 Ginquam Avenue, Nichols Point, VIC 3501

Indicative selling price

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

range between \$385,000 & \$420,000

Median sale price

Median House price \$396,000

Suburb or
locality Nichols Point, VIC 3501

Period - From Mar 2017 to Feb 2018

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
37 Dewry Avenue, Irymple, VIC 3498	\$415,050	01/12/2017
5 Ginquam Avenue, Nichols Point, VIC 3501	\$400,000	31/08/2017
3234 Sixteenth Street, Irymple, VIC 3498	\$385,000	04/02/2017