

STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

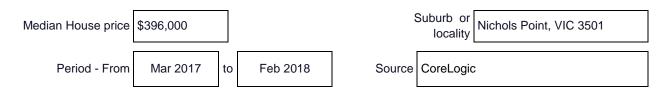
Address Including suburb and postcode 67 Ginquam Avenue, Nichols Point, VIC 3501

Indicative selling price

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

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

Median sale price



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

Property data source: RP Data Pty Ltd. Generated on 5 March 2017.