

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

6 MARCI COURT, NICHOLS POINT VICTORIA 3501

Indicative selling price

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

Single price or range between \$220,000 & \$230,000

Median sale price

Median price \$197,500 Property type LAND Suburb NICHOLS POINT

Period - From 1/10/19 to 31/3/2020 Source Price Finder

Comparable property sales

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
1. 4 St Michaels Cl, Nichols Point, Victoria 3501	\$185,000	23/3/2019
2. 6 St Michaels Cl, Nichols Point, Victoria 3501	\$180,000	4/10/2019
3. Lot 1/144 Fifth Street, Nichols Point, Victoria 3501	\$208,000	10/3/2020

This Statement of Information was prepared on: 02.07.2020