

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

244 STEPHENSON ROAD NICHOLSON VIC 3882

Indicative selling price

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

Single Price

\$790,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
22 STEPHENSON ROAD NICHOLSON VIC 3882	\$740,000	07-Aug-24
682 STEPHENSON ROAD TAMBO UPPER VIC 3885	\$760,000	04-Jul-24
285 TAMBO UPPER ROAD SWAN REACH VIC 3903	\$777,500	11-Apr-24

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.~~

This Statement of Information was prepared on: 14 October 2024

Sean Sabell

P 03 5153 2929

M 0437 898 426

E sean.sabell@obrienrealestate.com.au

**22 STEPHENSON ROAD
NICHOLSON VIC 3882**

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Sold Price ^{RS} **\$740,000** ^{UN} Sold Date **07-Aug-24**Distance **2.12km****682 STEPHENSON ROAD TAMBO
UPPER VIC 3885**

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Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **04-Jul-24**Distance **3.9km****285 TAMBO UPPER ROAD SWAN
REACH VIC 3903**

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Sold Price **\$777,500** Sold Date **11-Apr-24**Distance **7.1km****RS** = Recent sale**UN** = Undisclosed Sale

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