

# 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

13 Monarch Court, Nichols Point VIC 3501
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$652,500 Property type House Suburb Nichols Point

Period - From 1 Jan 2024 to 31 Dec 2024 Source Corelogic

### 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 10 Carra Court, Mildura VIC 3500	\$1,700,000	15/11/2024
2 4 Macarthur Way, Mildura VIC 3500	\$1,611,000	23-May-24
3 82 Chaffey Avenue, Mildura VIC 3500	\$2,010,000	27-Mar-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: 3 February 2025