

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

124 CURETON AVENUE NICHOLS POINT VIC 3501

Indicative selling price

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

Single price \$

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 or range between

\$595,000

 &

\$654,500

Median sale price

Median price

\$687,500

 Property type

House

 Suburb

Nichols Point

Period - From

1 Feb 2022

 to

31 Jan 2023

 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
213-217 KOORLONG AVENUE NICHOLS POINT VIC 3501	\$593,101	11-Mar-22
310 SIXTEENTH STREET MILDURA VIC 3500	\$705,000	13-Oct-22
3025 ELEVENTH STRETIRYMPLE VIC 3498	\$610,000	28-Feb-22

This Statement of Information was prepared on:

23 February 2023
