

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

56 Nicholls Road, Daisy Hill 3465

Indicative selling price

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

Single price

\$535,000

or range between

\$*

&

\$*

Median sale price

Median price

\$462,500

Property type

House

Suburb

Daisy Hill

Period - From

04/02/2020

to

04/02/2021

Source

REA

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

191 Taggart Drive, Daisy Hill 3465	\$575,000	05/02/2020
95 Nicholls Road, Daisy Hill 3465	\$570,000	28/08/2020
222 Dehnerts Road, Daisy Hill 3465	\$555,000	23/11/2020

This Statement of Information was prepared on: 18/05/2021