

# STATEMENT OF INFORMATION

530 OLIVERS ROAD, NICHOLSON, VIC 3882 PREPARED BY VAN REYK REAL ESTATE BAIRNSDALE



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 530 OLIVERS ROAD, NICHOLSON, VIC







**Indicative Selling Price** 

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

Single Price:

\$1,000,000

### **MEDIAN SALE PRICE**



# NICHOLSON, VIC, 3882

**Suburb Median Sale Price (House)** 

\$798,750

01 January 2023 to 31 December 2023

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



34 NEDS CREEK DR, NICHOLSON, VIC 3882







Sale Price

\$815,000

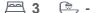
Sale Date: 23/03/2023

Distance from Property: 1.3km





65A THE RIVERSIDE, NICHOLSON, VIC 3882







Sale Price

\$1,020,000

Sale Date: 27/01/2023

Distance from Property: 2.3km





3 KEARNEYS PL, NICHOLSON, VIC 3882







Sale Price

\$782,500

Sale Date: 27/01/2023

Distance from Property: 1.7km



### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

	Address			
Including	suburb and			
	postcode			

530 OLIVERS ROAD, NICHOLSON, VIC 3882

### Indicative selling price

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

Single Price:	\$1,000,000

### Median sale price

Median price	\$798,750	Property type	House	Subur	NICHOLSON
Period	d 01 January 2023 to 31 December 2023		Source		pricefinder

#### Comparable property sales

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
34 NEDS CREEK DR, NICHOLSON, VIC 3882	\$815,000	23/03/2023
65A THE RIVERSIDE, NICHOLSON, VIC 3882	\$1,020,000	27/01/2023
3 KEARNEYS PL, NICHOLSON, VIC 3882	\$782,500	27/01/2023

This Statement of Information was prepared on:

21/02/2024

