

## 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

Lot 8 Floreani Place Nicholson VIC 3882
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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) (\*Delete single price or range as applicable)

Single Price 

\$499,950
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 or range between 

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 & 

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### Median sale price

(\*Delete house or unit as applicable)

Median Price 

\$148,500
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 Property type 

Land
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 Suburb 

Nicholson
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Period-from 

01 Apr 2020
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 to 

31 Aug 2021
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 Source 

Corelogic
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### 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
20 Whitworth Drive Nicholson VIC 3882	\$237,500	02-Mar-21
16 Whitworth Drive Nicholson VIC 3882	\$160,000	12-Aug-20
8 Whitworth Drive Nicholson VIC 3882	\$160,000	24-Mar-21

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: 22 Dec 2021