

# 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

461-463 Irymple Avenue, Nichols Point Vic 3501

### Indicative selling price

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

range between \$650,000 & \$700,000

### Median sale price

Median price

\$640,000

Property type

House

Suburb

Nichols Point

Period - From

1 June 2021

to

31 May 2022

Source

Corelogic

### 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

1 44 Ginquam Avenue, Nichols Point Vic 3501	\$640,000	22/04/2021
2 72 River Boulevard, Mildura Vic 3500	\$650,000	25/03/2022
3 158 Belar Avenue, Irymple Vic 3498	\$685,000	11/04/2022

This Statement of Information was prepared on: 1 June 2022