

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

60 Whitworth Drive NICHOLSON VIC 3882

Indicative selling price

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

Single Price : \$270,000

Median sale price

Median price \$310,000 Property type *Vacant Land* Suburb Nicholson

Period - From 1/6/2022 to 30/6/2023 Source Pricfinder

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
1 66 Whitworth Drive NICHOLSON VIC 3882	\$289,500	8/7/2022
2 57 Whitworth Drive NICHOLSON VIC 3882	\$310,000	16/9/2022
3 3 Southon Terrace NICHOLSON VIC 3882	\$230,000	17/3/2023

This Statement of Information was prepared on: 18/9/2023