

# 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 121-127 First Street, 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)

Price Range

\$675,000

&

\$720,000

### Median sale price

Median price

\$548,750

Property Type

House

Suburb

Nichols Point (3501)

Period - From

01/12/2023

to

30/11/2024

Source

Corelogic

### Comparable property sales

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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: 19/12/2024