

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

20 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

\$237,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$148,750

Property type

Land

Suburb

Nicholson

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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

| | | |
|--------------------------------------|-----------|-----------|
| 2 Parkside Drive Nicholson VIC 3882 | \$255,000 | 18-Nov-20 |
| 36 Parkside Drive Nicholson VIC 3882 | \$235,000 | 01-Dec-20 |
| 57 Koraleigh View Nicholson VIC 3882 | \$230,000 | 11-Aug-20 |

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: 05 February 2021



2 Parkside Drive Nicholson VIC 3882

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Sold Price

\$255,000

Sold Date **18-Nov-20**

Distance **0.91km**



36 Parkside Drive Nicholson VIC 3882

 -
  -
  -

Sold Price

\$235,000

Sold Date **01-Dec-20**

Distance **1.23km**



57 Koraleigh View Nicholson VIC 3882

 4
  2
  -

Sold Price

\$230,000

Sold Date **11-Aug-20**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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