

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 10 St Michaels Close, Nichols Point, VIC 3501

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$179,950

Median sale price

Median Land price

\$175,500

Suburb or
locality

Nichols Point, VIC 3501

Period - From

Oct 2017

 to

Sep 2018

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
Lot 2 Cooke Street, Nichols Point, VIC 3501	\$198,000	Apr 2017
63 Belar Avenue, Nichols Point, VIC 3501	\$207,000	Aug 2017
Lot 1 Belar Avenue, Nichols Point, VIC 3501	\$181,000	Dec 2017