

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

117 Nicholson-Sarsfield Road 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

or range
between

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

House

Suburb

Nicholson

Period-from

01 Dec 2020

to

30 Nov 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

70 Landsman Drive Nicholson VIC 3882	\$875,000	25-Oct-21
61 Landsman Drive Nicholson VIC 3882	\$895,000	13-Oct-21
101 Murrumbung Drive Nicholson VIC 3882	\$825,000	20-Aug-21

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: 10 December 2021



Mark Ashley
P 03 5153 2929
M 0409 001 987
E mark.ashley@eldersrealestate.com.au



70 Landsman Drive Nicholson VIC 3882

4 2 8

Sold Price

^{RS} **\$875,000**

Sold Date

25-Oct-21

Distance

0.46km



61 Landsman Drive Nicholson VIC 3882

3 2 9

Sold Price

^{RS} **\$895,000** ^{UN}

Sold Date

13-Oct-21

Distance

0.71km



101 Murrumbung Drive Nicholson VIC 3882

3 2 2

Sold Price

\$825,000

Sold Date

20-Aug-21

Distance

3.95km

RS = Recent sale

UN = Undisclosed Sale

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