

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

682 Cureton Avenue, Nichols Point Vic 3501

Indicative selling price

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

range between \$720,000 & \$790,000

Median sale price

Median price \$687,500 Property type House Suburb Nichols Point

Period - From 1 Mar 2022 to 28 Feb 2023 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
1 761 Cureton Avenue, Nichols Point Vic 3501	\$785,000	06/02/2023
2 876 Cureton Avenue, Irymple Vic 3498	\$750,000	22/04/2022
3 89 Dewry Avenue, Irymple Vic 3498	\$770,000	24/03/2022

This Statement of Information was prepared on: 28 March 2023