

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

472 Irymple Avenue, Nichols Point VIC 3501

Indicative selling price

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

range between

\$595,000

&

\$650,000

Median sale price

Median price

\$737,500

Property type

House

Suburb

Nichols Point

Period - From

1 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales

- 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
1 2978 Sixteenth Street, Irymple VIC 3498	\$590,000	22/08/2023
2 11 Pate Street, Nichols Point VIC 3501	\$649,000	10/11/2023
3 625 Sandilong Avenue, Irymple VIC 3498	\$665,000	09/05/2023

This Statement of Information was prepared on:

29 May 2024