



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**37 Nicholson-Sarsfield Road,
NICHOLSON 3882**

Indicative selling price

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

Single price \$275,000

Median sale price

Median **HOUSE** for **NICHOLSON** for period **Sep 2018 - Oct 2019**

Sourced from **CORE LOGIC**.

\$290,000

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 the most comparable to the property for sale.

10 Nicholson - Sarsfield Rd,
Nicholson 3882

Price \$294,000 Sold 06 July
2018

32 Nicholson - Sarsfield Rd,
Nicholson 3882

Price \$257,000 Sold 15 July
2019

2 Nicholson Court,
Nicholson 3882

Price \$263,000 Sold 23
August 2018

This Statement of Information was prepared on 4th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CORE LOGIC.

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