
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

| |
|--|
| 3 Nicholls Street, Robinvale, VIC 3549 |
|--|

Indicative selling price

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

range between

| |
|-----------|
| \$165,000 |
|-----------|

&

| |
|-----------|
| \$175,000 |
|-----------|

Median sale price

Median House price

| |
|-----------|
| \$197,000 |
|-----------|

Suburb or
locality

| |
|---------------------|
| Robinvale, VIC 3549 |
|---------------------|

Period - From

| |
|-------------|
| 01 Oct 2016 |
|-------------|

to

| |
|--------------|
| 30 Sept 2017 |
|--------------|

Source

| |
|--|
| Property Data Solutions Pty Ltd 2017 www.pricefinder.com.au |
|--|

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 |
|--|-----------|--------------|
| 17 Parke Street, Robinvale, VIC 3549 | \$181,250 | 22/09/2017 |
| 23 Leonora Street, Robinvale, VIC 3549 | \$200,000 | 14/08/2017 |
| 32 Leonora Street, Robinvale, VIC 3549 | \$242,000 | 19/06/2017 |