

## 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

124 Waddells Road Nicholson VIC 3882

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$519,500

Property type

House

Suburb

Nicholson

Period-from

01 Nov 2020

to

31 Oct 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

135 Stephenson Road Nicholson VIC 3882	\$489,000	08-Feb-21
57 Paterson Court Nicholson VIC 3882	\$595,000	17-Dec-20
4 Moyle Court Nicholson VIC 3882	\$540,000	25-Mar-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.~~

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**135 Stephenson Road Nicholson VIC 3882** Sold Price **\$489,000** Sold Date **08-Feb-21**

3 2 4

Distance **0.77km**



**57 Paterson Court Nicholson VIC 3882** Sold Price **\$595,000** Sold Date **17-Dec-20**

3 2 5

Distance **1.87km**



**4 Moyle Court Nicholson VIC 3882** Sold Price **\$540,000** Sold Date **25-Mar-21**

4 1 2

Distance **2.16km**

RS = Recent sale      UN = Undisclosed Sale

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